



CITY OF OAKLAND

# AGENDA REPORT

**TO:** Edward D. Reiskin  
City Administrator

**FROM:** Christina Mun,  
Interim Director, Housing  
and Community  
Development

**SUBJECT:** 2021/22 Consolidated Annual  
Performance & Evaluation Report

**DATE:** September 28, 2022

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City Administrator Approval

Date:

Oct 6, 2022

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## **RECOMMENDATION**

**Staff Recommends That The City Council Conduct A Public Hearing And Upon Conclusion Receive The City Of Oakland's Consolidated Annual Performance & Evaluation Report (CAPER) For Fiscal Year (FY) 2021/22 Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities For Persons With AIDS, Emergency Solutions Grant Programs And Coronavirus Aid Relief & Economic Security Act Funds Allocated Under The Community Development Block Grant (CDBG-CV), Emergency Solutions Grant (ESG-CV) and Housing Opportunities For Persons With AIDS (HOPWA-CV) To Be Submitted To The United States Department Of Housing And Urban Development.**

## **EXECUTIVE SUMMARY**

This report transmits to the public and to the City Council (Council), the City of Oakland's Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year (FY) 2021/22 as mandated by the Department of Housing & Urban Development (HUD) under Title 24, Part 91, Sections 91.105 and 91.520(a) of the Code of Federal Regulations (24 C.F.R. §§ 91.105; 91.520(a)).

In 2021 the HUD Community Planning & Development (CPD) Department awarded the City of Oakland (City) a total of \$14,766,961 under four HUD/CPD Formula Entitlement grants as authorized by Council Resolution No. 88709 C.M.S., passed on June 15, 2021 . A breakdown of the awards by grant is provided in **Table A** below.

**Table A: HUD/CPD 2021/22 Grant Awards**

<b>Grant</b>	<b>Awards</b>
Community Development Block Grant (CDBG)	\$7,750,367
HOME Investment Partnership (HOME)	\$3,124,987
Emergency Solutions Grant (ESG)	\$657,139
Housing Opportunities for Persons Living With AIDS (HOPWA)	\$3,234,468
<b>TOTAL 2021/22 HUD CPD FORMULA GRANT AWARDS</b>	<b>\$14,766,961</b>

Consistent with the City's FY 2020/21 - 2024/25 Five Year Consolidated Plan (Con Plan), FY 2021/22 CDBG, HOME, ESG, and HOPWA funds were utilized to support the following Annual Action Plan (AAP) priorities for FY 2021/22 to benefit Oakland residents earning low- and moderate income (LMI), LMI areas of Oakland, the unsheltered, businesses serving LMI communities, and persons with HIV/AIDS.

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

Approximately 14,937 households received direct benefit from services and projects administered under CDBG, HOME, HOPWA, and ESG programs for FY 2021/22, including CDBG-CV, ESG-CV and HOPWA-CV activities specific to COVID responses under these programs.

Of the 14,937 households served 48% identify as Black/African American, 16% as White, less than 1% Asian, 2 % American Indian, 2 % Native Hawaiian, 23% mixed race and non-reported racial backgrounds. 19% of persons served reported having Hispanic ethnicity <sup>1</sup>, 82% Non-Hispanic ethnicity, and .2 % did not report ethnicity.

A summary of activities reported in the FY 2021/22 CAPER is provided in **Attachment A** of this report. The full CAPER is also available online at <https://www.oaklandca.gov/resources/2021-2022-consolidated-annual-performance-and-evaluation-report-caper>.

In the months of April, June and September of 2020, HUD/CPD awarded to the City, five (5) U.S. Department of Housing & Urban Development Coronavirus Aid Relief & Economic Security Act (CARES Act) allocations under three (3) grants to prepare for, prevent and respond to coronavirus impacts. FY 2020/2021 HUD/CPD CARES Act allocations awarded are provided in **Table B** below.

<sup>1</sup> Per HUD reporting requirements, race data is collected for five single race and four multiple-race combinations. Hispanic or Latinx is reported as an ethnicity of either of the nine race categories.

**Table B: 2020 HUD/CPD CARES Act Allocations Utilized in FY 2021/22**

ROUND/GRANT	CDBG-CV	ESG-CV	HOPWA-CV
ROUND 1	\$4,532,841	\$2,275,917	\$447,972
ROUND 2		\$19,288,175	
ROUND 3	\$3,712,594		
<b>TOTAL BY GRANT</b>	<b>\$8,245,435</b>	<b>\$21,564,092</b>	<b>\$447,972</b>

The City’s recommended uses of CDBG-CV1, CDBG-CV3, ESG-CV1, ESG-CV2 and HOPWA-CV1 funds were approved by Council and HUD through the submission of the First and Second Substantial Amendments to the 2019/20 AAP authorized by Council Resolution No. 88135 C.M.S and 88416 C.M.S. and through the submission of the 2020/21 - 2024/25 Con Plan authorized by Council Resolution No. 88202 C.M.S. Per HUD instruction, all CDBG-CV, ESG-CV and HOPWA-CV allocations and planned activities were later combined and entered as a Substantial Amendment to the 2019/20 AAP.

In alignment with the authorized uses, FY 2021/22 CV activities served Oakland residents to prevent, prepare for and respond to the coronavirus impacts through the provision of:

1. CDBG-CV: Housing stability, outreach, housing related legal services and short-term rental assistance to keep Oakland residents housed during and following the coronavirus pandemic;
2. ESG-CV: Rapid rehousing, homeless prevention, shelter, and portable hygiene stations for unsheltered and those at risk of becoming homeless; and
3. Rental assistance to homeless persons living with HIV/AIDS that are transitioning out Operation Roomkey hotel rooms to permanent housing.

CDBG-CV, ESG-CV and HOPWA-CV accomplishments and activities are reported in summary, starting page 11 of **Attachment A** to this report and in the 2021/22 CAPER.

Staff recommends that the City Council authorize the acceptance of the City’s 2020/21 CAPER for final submission to HUD.

**BACKGROUND / LEGISLATIVE HISTORY**

Under Title 24, Part 91, Section 91.520 of the Code of Federal Regulations (24 C.F.R. § 91.520), the City is required to report annually on the progress it has made in carrying out its Five-Year Consolidated Plan (Con Plan), the AAP and Substantial Amendments to the Con Plan or AAP.

Per 24 C.F.R. § 91.105 (d) the City's citizen participation plan must provide citizens with reasonable notice and an opportunity to comment on performance reports. The citizen participation plan must provide a period, not less than 15 days, to receive comments on the performance report that is to be submitted to HUD before its submission.

The City's FY 2021/22 performance report or Consolidated Annual Performance & Evaluation Report (CAPER) includes a description of the resources made available, the investment of available resources, the geographic distribution and location of investments, the families and persons assisted (including the racial and ethnic status of persons assisted), actions taken to affirmatively further fair housing, and other actions planned and approved under the 2020/21 – 2024/25 Five Year Consolidated Plan (Con Plan), 2021/22 AAP and Substantial Amendments to the AAP.

The 2021/22 Annual Action Plan (AAP) for funds allocated under HUD/Community Planning & Development (CPD) Formula Grants: CDBG, HOME, ESG, HOPWA is approved by Oakland City Council Resolution No. 88709. ESG-CV1, and HOPWA-CV1 is approved by Oakland City Council per Resolution No. 88202 C.M.S. passed on June 15, 2020.

The First Substantial Amendment to the 2019/20 AAP was submitted authorizing the acceptance and appropriation of CDBG-CV 1 funds as authorized by Oakland City Council Resolution No. 88135 C.M.S. passed on May 6, 2020.

The Second Substantial Amendment to the 2019/20 AAP was submitted authorizing the acceptance and appropriation of ESG-CV2 and CDBG-CV3 as authorized by Oakland City Council Resolution No. 88416 passed on December 1, 2020.

Per statutory requirements mandated by 24 C.F.R. §91.520 (a), the CAPER is due to HUD within 90 days after the close of the City's program year. The City of Oakland's program year ended June 30, 2022. Per 24 C.F.R. §91.520 (a), submission of the CAPER was due September 28, 2022.

The CAPER includes activities directly funded with HUD CPD Formula Grant funds, HUD CPD CARES Act allocations, and resources that are leveraged by these funds. A Final FY 2021/22 CAPER will be submitted to HUD as a final report upon required public hearing and 15-day public comment and review period.

Hearing this item at the October 18, 2022 Council meeting enables the City to submit the CAPER within a reasonable grace period while also complying with public participation and public hearing requirements.

## **ANALYSIS AND POLICY ALTERNATIVES**

The City's 2021/22 CAPER, AAP and the Five-Year Con Plan identifies six priority goals carried out with HUD/CPD funds as listed below:

1. Affordable Housing
2. Homeless Solutions
3. Economic Development
4. Community Development - Public Services
5. Neighborhood Stabilization

## 6. Public Facility Improvement & Infrastructure Improvements

The CAPER reports accomplishments of these goals through protection, preservation and production strategies (3Ps) for affordable housing. Said 3P activities will help to support and advance the Citywide priorities of **housing, homeless solutions, economic and cultural security**.

In addition, Substantial Amendments to the 2019/20 AAP identifies priority COVID responses for HUD/CPD CARES Act sources:

1. Rapid Rehousing, shelter, eviction prevention and other service to the unsheltered to prevent, prepare for and respond to COVID impacts for the city's homeless population;
2. Emergency rental assistance, housing stability, housing related legal services to keep housed, Oakland residents with low- and moderate-incomes housed in response to COVID-19 impacts; and
3. Rental assistance/rapid rehousing for persons living with HIV/AIDS, transitioning to permanent housing from Roomkey hotel/motel units.

In establishing these priorities, needs analysis were performed from a race and equity lens perspective to best-target resources to the most vulnerable residents in consideration of housing needs, the state of homelessness, the level of under-served communities, the disparities of opportunity and access Black, Indigenous, People of Color (BIPOC) and Oakland residents living with low- to moderate- incomes.

The 2021/22 CAPER reports and evaluates progress towards meeting the goals set in the 2021/22 AAP and 2019/20 AAP Substantial Amendments for the 2021/22 program year. Performance highlights are for FY 2021/22 are provided below.

### ***Highlights:***

#### *Affordable Housing*

In alignment with the City's 2021/22 Annual Action Plan and the City's Housing & Community Development Strategic Plan promoting and actualizing Protection, Preservation and Production (3Ps) for Affordable Housing, the City increased production across all three strategic categories in the 2021/22 program year.

- *New construction and rehabilitation* for seven (7) sites were completed within the report year, yielding a total of 433 affordable housing units completed in FY 2021/22. Additionally started new construction for 3 sites to yield 360 units.
- *Acquisition* closed on one (1) site for a total of 23 affordable housing units,
- *City Financing* is committed for another 264 units of affordable housing at four (4) sites.
- *First Time Homebuyers* - Three (3) households were able to move into their first house with the assistance of Oakland First Time Homebuyers program.
- *Owner-occupied Rehabilitation* - 60 LMI homeowners received grants or loans to complete necessary rehabilitation, preserving the existing housing inventory and enabling them to remain safely in their homes.
- *Seismic Retrofit Program* - 32 units (four multi-unit - complexes) were seismically retrofitted using shear walls and steel bracing, to preserve existing inventory of affordable housing.

- Code Compliance Relocation & Anti-Displacement Programs - Nine (9) households received financial assistance and 834 households received information and referrals to prevent displacement and homelessness.

### Oakland Housing Authority Public Housing/Affordable Housing

#### Oakland Housing Authority (OHA)

- Production - Completed Construction/Rehabilitation of 281 units
- Production - Began Construction/Rehabilitation of 468 units
- Voucher Program provided an average of 12,616 Making Transition Work housing vouchers.
- Lease Programs - Under the lease programs served an average of 681 public housing residents were served per month

### Hunger & Homeless Services

The City of Oakland provided varied hunger and homeless services to extremely low-, low- and moderate-income residents of Oakland.

- Hunger Program – 7,700 households benefitted from the distribution of 4,200 brown bags of groceries over 10 months and a holiday hot meal distribution in November of 2021 (Community Day of Thanks Dinner).
- Homeless Encampments – 14,128 units of harm reduction supplies were distributed along with street services to unsheltered individuals living on the street, in their vehicles or other public places not intended for human habitation. More than 1,079 living in encampments received services for housing, information and social services.
- Shelter - 687 homeless residents received overnight shelter and services.
- Rapid Rehousing & Supportive Housing - 326 homeless received rapid rehousing, 584 residents received Transitional Housing and services. Of the 584, 344 exited to permanent housing and 27% exited to a temporary destination
- HIV/AIDS – 83 persons living with HIV/AIDS and their households received HIV/AIDS Short Term Rental Mortgage Utility Assistance, 109 housing subsidy assistance, and 9 housing placement

### Economic Development

Economic Development activities benefitted:

- 661 businesses with technical assistance, information and referrals.
- 20 businesses serving low- and moderate-income areas, received loans under the Commercial Lending program.
- 316 jobs were created and/or retained through services provided under the City's Business Assistance Center, Main Street Launch, Construction Resource Center and East Oakland Community Development Corp.

### Public Facility and Infrastructure Improvement

Capital improvements were completed for:

- Three (3) Oakland Park and Recreation (OPR) Centers, completed by Oakland Public Works.
- One (1) rehabilitation of a domestic violence facility was completed.

- Capital Improvement for Five (5) OPR projects and one (1) emergency shelter remain underway.

### Community Development Public Services

More than **7,500** low- and moderate-income residents and businesses benefitted from completed CDBG funded activities, including but not limited to transitional housing and shelter for the homeless, youth and senior services, work experience, technical assistance and business workshops, the economic development activities, and public facility improvements.

### COVID Related Projects

The following projects were administered providing housing, services, and other forms of assistance to prevent, prepare for, and respond to Coronavirus in FY 2021/22

- Emergency Rental Assistance – 2,152 Oakland residents received emergency rental assistance. The average payment per household is \$10,584. From project start, to date, 3,197 ERAP applications have been approved, 3,130 paid and 3,549 in process or waiting to be processed.
- CDBG-CV – 5,702 Oakland renters received information, outreach, application assistance, housing stability services and housing related legal services under ERAP for FY 2021/22.
- HOPWA-CV – Six (6) persons living with HIV/AIDS and their households received Roomkey rental assistance and other HIV/AIDS housing services in response to and prevention of COVID impacts.
- ESG-CV – 162 homeless persons impacted by or during COVID received emergency shelter services, rapid rehousing services, homelessness prevention, and hygiene station.

Further detail on projects and activities completed and underway during FY 2021/22 is provided in **Attachment A**.

Staff recommends that City Council accepts and authorizes for submission to HUD, the 2021/22 CAPER with public comments and feedback from the City's 15-day review period and the public hearing scheduled for October 18, 2022.

### **FISCAL IMPACT**

The CAPER is a HUD-mandated annual report on the performance, evaluation, and accomplishments achieved under HUD CPD Formula Grant programs (CDBG, HOME, HOPWA and ESG) towards goals set in the corresponding City of Oakland Annual Action Plan (FY 2021/22) and Five Year Consolidated Plan (FY 2020/21 – 2024/25).

Funds awarded under the 2021/22 HUD/CPD award expires in September 2028 for CDBG, 2026 for HOME, 2024 for HOPWA, and 2023 for ESG.

For HUD/CPD CARES Act funds awarded to the City during FY 2020/21, 80% of CDBG-CV

funds must be expended by Fall of 2023 and fully expended by 2026; 20% of ESG-CV funds must be expended by Fall of 2021, 80% by Spring of 2022, and 100% by Fall of 2022; 100% of HOPWA-CV funds must be expended by Fall of 2023.

The City is in compliance with each of the expenditure periods listed above.

## **PUBLIC OUTREACH / INTEREST**

Per 24 C.F.R. § 91.105(d)(1), the City publishes and posts the CAPER for Oakland residents' review and feedback. To provide residents with reasonable opportunity to review the CAPER and provide feedback, the CAPER is posted for not less than a fifteen-day period prior to submitting the CAPER to HUD and presenting to City Council in a public hearing.

A Public Notification of the City's 2021/22 CAPER was posted in the *East Bay Times*, *The Post*, *El Mundo*, and *Sang Tao* newspaper publications, announcing the availability of the draft CAPER for Oakland residents' review and comments. Said notice also included the following information concerning the 2021/22 CAPER:

- CAPER Public Comment Period – October 5, 2022 – October 20, 2022
- Due Date for Public Comments – October 20, 2022
- Forwarding Information for Public Comments to:

[CDE@oaklandca.gov](mailto:CDE@oaklandca.gov) or  
City of Oakland/Community Development & Engagement (CDE) Division  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612  
Attention: Greg Garrett, CDE Manager

- Online access for the CAPER and Council Calendar at <https://www.oaklandca.gov/resources/2021-2022-consolidated-annual-performance-and-evaluation-report-caper>.

In addition, staff provided email notices to the various community contact lists made available to the City's CDE Division in addition to the seven Community Development District Boards, CDBG applicants and recipients, residents, and other CDE contacts.

This item is presented on October 18, 2022 as a public hearing for the 2021/22 CAPER to provide another opportunity to obtain public comment regarding the City's performance and accomplishments in housing, community development, public services, strategies and outcomes reported in the CAPER under the CDBG, HOME, HOPWA and ESG programs.

Public comments submitted during the public comment period, community meetings or the public hearing will be entered and made part of Section CR-40 of the 2021/22 CAPER prior to submitting the CAPER for HUD review and approval.



## **COORDINATION**

The 2021/22 CAPER is submitted in coordination with Department of Housing & Community Development, Economic Workforce Development, Human Services Department, Oakland Public Works, Oakland Housing Authority, and recipients of HUD/CPD Formula Grant and CARES Act funds for FY 2020/21. This report has been reviewed by the Offices of the City Attorney and by the Budget Bureau.

## **SUSTAINABLE OPPORTUNITIES**

**Economic:** CDBG, HOME, ESG and HOPWA supports activities and services that benefit low- and moderate-income residents of Oakland, unsheltered residents, special needs populations and persons to provide for affordable housing, economic opportunities and suitable living environments; all of which contribute to sustainable economic opportunities for Oakland residents.

**Environmental:** A environmental review process is required for all HUD-assisted projects to ensure that the proposed project does not negatively impact the surrounding environment and that the property site itself will not have an adverse environmental or health effect on end users. Not every project is subject to a full environmental review (i.e., every project's environmental impact must be examined, but the extent of this examination varies).

**Race & Equity:** CDBG, HOME, ESG, and HOPWA supports activities for low- and moderate-income residents, unsheltered individuals and persons living with HIV/AIDS. Support to these populations and subpopulations, seeks to minimize disparities in outcomes by race in all areas of well-being, including but not limited to housing, suitable living environments, economic opportunities, community development, and public services.

Demographic data indicates that the COVID-19 health pandemic disproportionately impacts Oakland's lower-income residents and in particular the African American and Latino communities. The associated dual crisis of homelessness and housing instability also disproportionately impacts these same communities.

## **ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council conduct a public hearing and upon conclusion receive the City Of Oakland's (CAPER) for FY 2021/22 Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities For Persons With AIDS, Emergency Solutions Grant Programs and CARES Act funds allocated under CDBG-CV, ESG-CV and HOPWA-CV programs To Be Submitted To The United States Department Of Housing And Urban Development.

For questions regarding this report, please contact Gregory D. Garrett, CDE Manager, at [ggarrett@oaklandca.gov](mailto:ggarrett@oaklandca.gov).

Respectfully submitted,

*Christina Mun*

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Reviewed by:  
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Attachments (1):  
A: CAPER Summary of Accomplishments

**ATTACHMENT A**

**2021/22 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER) SUMMARY**

The City of Oakland receives annual federal grant funding under the United States Department of Housing & Urban Development (HUD) Community Planning and Development (CPD) for the following programs: Community Development Block Grant (CDBG), HOME Investments Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Programs. The City of Oakland Housing & Community Development Department (DHCD) and the Human Services Department (HSD) administers the grant funding for programs that are implemented by DHCD, HSD, the City’s Housing Development Services, Residential Lending/Rehabilitation, Community Development & Engagement, Oakland Public Works, Economic Development, Community Housing Services and selected non-profit agencies.

The Consolidated Annual Performance and Evaluation Report (CAPER) for program year 2021/22 reports the City’s accomplishments and progress towards meeting goals set forth for in the 2021/22 Annual Action Plan for the period of July 1, 2021 through June 30, 2022.

A total of \$14,766,961 of HUD/CPD Formula grant funds, awarded to the City under the 2021/22 CDBG, HOME, HOPWA and ESG programs was allocated along with other match and leverage funds to support the following priorities set in the 2021/22 Annual Action Plan and DHCD’s Strategic Action Plan, centering race and equity in the “how” of the City’s implementation of these Strategies. See **Table 1**

**Table 1: Program Year Priorities**

<b>PRIORITIES</b>	<b>STRATEGIES/ACTIVITIES</b>
<b>Affordable Housing</b>	New Production Housing Stabilization and Preservation Anti-displacement Relocation Rental Assistance Policy & Advocacy Operations Support
<b>Homeless Solutions</b>	Rapid Rehousing Homeless Facilities PATH Strategy Support Services
<b>Economic Development</b>	Technical Assistance Financial Assistance Capacity Building for Businesses
<b>Community Development - Public Services</b>	Youth & Senior Services Housing Services Recreation Legal Services/Assistance Crime Prevention

PRIORITIES	STRATEGIES/ACTIVITIES
	Other
<b>Public Facility &amp; Infrastructure Improvements</b>	Recreation Centers/Parks Health Centers Senior/Youth Facilities Homeless/Special Needs Facilities for Housing Street Improvements Street Scaping
<b>Neighborhood Stabilization</b>	Code Compliance Relocation Displacement Prevention

Oakland Department of Housing & Community Development’s (DHCD) response to the priorities listed above is DHCD’s Strategic Action Plan the Strategic Action Plan. The DHCD Strategic Action Plan promotes and implements the “3 Ps” Strategy Framework:

**Table 2: Three P Strategy Framework**

STRATEGY	ACTIVITIES
<b>Protection</b>	Strengthen Renter Protections Issue Rent Relief
<b>Preservation</b>	Acquire Homeless Housing Support Community Organization Promote Affordable Housing Ownership Maintain Existing Affordable Housing Inventory
<b>Production</b>	Leverage Every Dollar to Produce More Affordable Units Deepen Affordability

The following is a summary of accomplishments included in the City’s 2021/22 CAPER for activities funded under the CDBG, HOME, HOPWA, and ESG, Coronavirus Aid Relief & Economic Security allocations under the CDBG-CV, ESG-CV and HOPWA-CV and other fund resources used to leverage HUD/CPD funds awarded to the City. Attachment A **Tables 3-8** compares FY 2021/22 accomplishments to FY 2020/21 accomplishments.

**Affordable Housing**

In alignment with the City’s 2021/22 Annual Action Plan and the City’s Housing & Community Development Strategic Plan promoting and actualizing Protection, Preservation and Production (3Ps) for Affordable Housing, the City increased production across all three strategic categories in the 2021/22 program year. See **Table 3** below for detail.

**Production:**

Under the Production Strategy, new construction of **290** units were completed at five development sites: The Coliseum, Nova, Aurora, and Brooklyn Basin #3. Construction of another **360** units of affordable housing were underway by the end of the program year. Acquisition of Shadetree, provides for the development of **22** units of affordable housing (6 studio, 12 one-bedroom, and 6 two-bedroom units).

Through the Community Buyer Program three housing units were added for homeownership and **three** homebuyer households received financial assistance under the First-Time Homebuyers Program.

#### Preservation:

Through Preservation Strategy activities, **143** units of existing affordable rental housing were rehabilitated at the Fruitvale Studios and Frank G Mar sites through housing development services. Another **32** units were preserved through seismic retrofitting of three multi-unit affordable housing sites and one owner-occupied site.

The City facilitated three programs for the provision of rehabilitation of **60** existing owner-occupied residential properties. The City offered to low- and moderate-income homeowners, 0-3% loans for up to \$150,000 for emergency home repairs, deferred maintenance, or code violation corrections and completed rehabilitation of 10 owner-occupied units. Grants up to \$15,000 were offered for lead-based paint remediation, accessibility improvements and up to \$24,000 for wheelchair lifts. Under this program 14 units were completed. And for elderly homeowners in need of minor repairs including plumbing, carpentry, electrical, railings, grab bars, toilets, water heaters, doors, and locks, grants up to \$2,499 were offered, completing minor repairs for 36 owner-occupied homes.

#### Protection

In program year 2021/22, the City's anti-displacement & relocation programs served extremely low- to moderate-income residents of Oakland with code enforcement-related relocation assistance, financial assistance, information and referral, and limited case management in order to prevent anti-displacement or episodes of housing instability for Oakland residents.

**834** beneficiaries received information and referral to prevent displacement for low-income renters. Staff worked with **99** tenants and property owners who received Notices of Violations (NOV), ultimately requiring for owner-paid relocation payments and assistance to residential tenants who are displaced due to city code enforcement activities. The City may provide financial assistance to the tenant when the property owner fails to provide required assistance to the tenant. However, required payments to an eligible tenant household, shall continue to be an obligation of the property owner and shall be reimbursed by the property owner to the city. The City provided **9** households with relocation financial assistance to ensure that displaced tenants were provided sufficient relocation assistance to secure safe, sanitary and decent replacement housing.

Fair Housing activities facilitated by East Bay Community Law Center and partner agencies provided a total of **278** unduplicated tenants residing in Oakland with a wide array of legal services that included advice and counsel, document preparation and filing, wrote demand letters and provided advocacy by phone on behalf of tenants. Direct representation for clients facing housing instability or homelessness related to eviction, health and safety issues, reasonable accommodations, landlord harassment, and Section 8 issues. **16** unduplicated clients were provided with criminal record remedy legal services of which 8 clients were represented in court to clear their records and allow opportunities for more safe and stable housing options and employment for long-term stability.

City's Emergency Rental Assistance Program, launched in 2020 provides rental assistance, housing related legal services, outreach and other housing stability services to extremely low- to moderate-income residents of Oakland. As of March 31, 2022 ERAP received 12,978 applications for emergency rent assistance (11,481 unduplicated). Over 3,130 tenant applications have been paid to date with an average payment of \$10,584 per household. Of the 3,130 paid tenant applications, **2,142** were paid out within FY 2021/22 enabling tenants to stay housed and sheltered in place when needed in the second year of COVID pandemic impacts.

**Table 3: Affordable Housing 2021/22 Accomplishments Compared to Prior Year**

Affordable Housing Activity	2021/22		2020/21
	Number of Units	Type of Units	Number of Units
<b>Production</b>			
Completed Construction (New Construction & Rehabilitation)	433 Units (7 sites) [Rehabilitation – 143, New and Construction – 290]	Affordable Rental/Permanent Supportive Housing Units	428 Units (6 sites)  259 New Construction Units 169 Rehab Units
Acquisition (to Convert to Affordable Housing)	23 (1 site)	Affordable Rental/Permanent Supportive Housing Units	269 Units (7 sites)
Started New Construction	360 (3 developments)	Affordable Rental/Permanent Supportive Housing Units	323 Units (4 developments)
Financing (City Funding Commitment)	264 (4 Developments)	Affordable Rental/Permanent Supportive Housing Units	448 Units (6 Sites)
First Time Homebuyers	3	First Time Homebuyers (FTHB)	12
FTHB Class Enrollees	Workshops postponed due to COVID	Households/ Attendees	Workshops postponed due to COVID

Affordable Housing Activity	2021/22		2020/21
FTHB Completion Certificates	Referred to other HUD certified FTHB workshops	Households/ Attendees	Referred to other HUD certified FTHB workshops
<b>Preservation</b>			
Access Improvement grants/Owner-occupied and Rental & Lead Paint Remediation	14 Completed	Disabled Households & Very Low-Income Households with Children Age 6 & Under	4 Completed
Owner Occupied for Emergency Repair/Home Maintenance Improvement Program	10 Completed	Houses/Households	8 Completed
Minor Home Repairs	36 Houses/ Households	Houses/Households	58 Houses/ Households
Seismic Retrofit	32 Units 4 Sites	Multi Units	72 Units 4 Sites
<b>Protection</b>			
Information and Referral/Case Management to prevent displacement and homelessness	834	Low- and moderate-income Individuals	658
Relocation Information, Referral and Financial Assistance	99 (9 financial assistance)	Low- and moderate-income Individuals	201 (9 financial assistance)
Fair Housing/Fair Chance	278	Legal services & representation for housing stability and homeless prevention	218

Affordable Housing Activity	2021/22		2020/21
Emergency Rental Assistance	2,142	Low-income tenant households impacted during COVID	Low-income tenant households

**Public Housing/Affordable Housing - Oakland Housing Authority**

The Oakland Housing Authority (OHA) provides and administers various types of affordable housing programs to the citizens of Oakland. OHA administers traditional public housing and housing choice voucher programs on behalf of HUD in addition to various non-traditional local housing programs because OHA is a participant in HUD’s Moving To Work (MTW) demonstration program. MTW allows OHA the flexibility to create innovative local programs based on the needs of the community. OHA administers several special purpose voucher programs such as VASH, Mainstream and Family Unification Program (FUP) to serve specific populations such as veterans, those suffering with mental or other disabilities, and foster youth. Additionally, OHA uses its funding and MTW flexibility to partner with developers using Low Income Housing Tax Credits to create additional affordable housing.

OHA’s housing is established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities and comes in all sizes and types, from scattered single-family houses to high rise apartments for elderly families.

The chart below summarizes the inventory of the OHA portfolio of housing types across the various programs. Detailed information on all of OHA’s affordable housing activities can be found in OHA’s Annual MTW Report and Plan which is located on OHA’s website: [www.oakha.org](http://www.oakha.org).



**Table 4: Public Housing 2021/22 Accomplishments Compared to Prior Year**

<b>Oakland Housing Authority Housing Activity</b>	<b>FY 2021/22</b>	<b>FY 2020/21</b>
<b>AFFORDABLE HOUSING PRODUCTION (units)</b>		
Acquisition/Began Construction/Rehabilitation	468	405
Completed Construction/Rehabilitation	281	294
<b>MTW PUBLIC HOUSING (average households served per month)</b>	<b>151</b>	<b>699</b>
<b>VOUCHER (SECTION 8) AND OTHER HUD PROGRAMS (average households served per month)</b>		
<b>Moving to Work (MTW) Housing Choice Vouchers</b>		
General MTW Housing Choice Voucher (HCV)	11,441	11,141
Non-MTW Tenant-Based Assistance		
Veterans Affairs Supportive Housing (VASH)	300	293
Mainstream	212	160
Family Unification Program (FUP)	12	36
Tenant Protection Vouchers	236	141
Other HUD Programs		
Shelter plus Care (S+C)	274	331
Moderate Rehabilitation (Mod Rehab)	141	143
<b>TOTAL VOUCHERS AND OTHER HUD PROGRAMS</b>	<b>12,616</b>	<b>12,545</b>
<b>MTW LOCAL PROGRAMS (average households served per month)</b>		
Parents and Children Together (PACT)	13	13
Local Housing Assistance Program (LHAP)	13	13
Sponsor-based Housing Assistance Program (SBHAP)	151	91
Building Bridges SRO	152	14
Building Bridges THP+	25	25
Building Bridges CalWORKs	24	24
Oak Groves Disposition Transition	149	69
Building Bridges Key To Home	5	5
Tax Credit Units	149	675
<b>TOTAL LOCAL PROGRAMS</b>	<b>681</b>	<b>929</b>
<b>TOTAL MTW VOUCHER AND LEASE PROGRAMS*</b>	<b>13,448</b>	<b>13,873</b>

**Hunger & Homeless Solutions (Protection)**

The City of Oakland provided varied hunger and homeless services to extremely low-, low- and moderate-income residents of Oakland. Under the Hunger Program, we completed **4,200** brown bag distributions across 14 -15 sites for 10 months out of the year and the City annual Community Day of Thanks dinner serving **3,500** meals to Oakland residents, benefitting an average of **7,700 households**.

**687** homeless residents were provided overnight shelter, **326** homeless residents were provided rapid rehousing, **584** people received Transitional Housing and services. Of the 584, **344** exited transitional housing to permanent housing, and **72** (27%) exited to a temporary destination. **172** Oakland residents exited homelessness to transitional or permanent housing. Throughout the Oakland Eligible Metropolitan Statistical Area approximately 109 persons living with HIV/AIDS received housing subsidy assistance, **482** received support services and **571** received information and referral services, including assisting **83** households Short Term Rent Mortgage Utility (STRMU) assistance and 9 HIV/AIDS housing placements.

Through the Homeless Mobile Outreach Program, prioritizing unsheltered individuals living in encampments, approximately **14,128** units of harm reduction supplies including food, water, blankets, fire extinguishers, PPE, flashlights, socks, etc. were distributed, that allowed the provision of street-based services to hundreds of unduplicated, unsheltered persons living in homeless encampments, in their vehicles or on the streets. Outreach efforts served an average of **1,079** homeless residents monthly.

**Table 5: Hunger & Homeless 2021/22 Accomplishments Compared to Prior Year**

Hunger & Homeless Activity	2021/22		2020/21
	Number of Units	Type of Units	Number of Units
Overnight Shelter	687	Homeless Individuals	552
Rapid Rehousing Assistance	326	Homeless Individuals	195
Supportive Housing & Services	584	Families Singles	438
Exited Homelessness to Transitional Housing (TH) or Permanent Housing (PH)	172 to TH/PH	Homeless Individuals	960
Exited Transitional Housing to Permanent Housing	344	Individuals	301

Hunger & Homeless Activity	2021/22		2020/21
Added HIV/AIDS Housing^	0	Housing Units	2
HIV/AIDS Short Term Rental Mortgage Utility Assistance	83	People living with HIV/AIDS	124
HIV/AIDS Housing Subsidy Assistance	109	People living with HIV/AIDS	Not Reported
HIV/AIDS Permanent Housing Placements	9	People living with HIV/AIDS	11
Street Outreach/Harm Reduction Supplies*	14,128	Harm Reduction Kits Distributed	17,914
Homeless Encampment Services	1,079	Homeless Individuals	895
Food Distribution/Hot Meals	7,700	Low- moderate-income individuals	7,200

### **Economic Development**

For program year 2021/22, Economic Development activities benefitted **661** businesses with technical assistance, information and referrals. **20** of the 661 businesses serving low- and moderate-income areas, received loans under the Commercial Lending program. **316** jobs were created and/or retained through services provided under the City's Business Assistance Center, Main Street Launch, Construction Resource Center and East Oakland Community Development Corp.

**Table 6: Economic Development 2021/22 Accomplishments Compared to Prior Year**

Economic Development Activity	2021/22		2020/21
	Number of Units	Type of Units	Number of Units
Financial Assistance (Loans)	20	Businesses	7
Technical Assistance/Trade Classes/Instruction	661	Businesses & Construction Workers	463

**Community Development District Board Recommended CDBG Activities for Community Development, Public Services & Public Facility and Infrastructure Improvements & Other Community Development Projects**

Through the Community Development District Board funding recommendations, approximately \$1.5M of CDBG funding supported the completion of capital improvements to **nine (9)** public facilities and open space parks benefitting low- and moderate-income areas of Oakland, seniors, veterans, and the unsheltered. Under the District Boards' recommended projects, more than **7,500** low- and moderate-income residents and businesses benefitted from completed CDBG funded activities, including but not limited to transitional housing and shelter for the homeless, youth and senior services, work experience, technical assistance and business workshops, the economic development activities, and public facility improvements.

**Table 7: Other Community Development Activities 2021/22 Accomplishments Compared to Prior Year**

Community Development District Board Recommended Activities	2021/22		2020/21
	Number of Units	Type of Units	
Public Facility & Infrastructure Capital Improvements Completed	4 Completed 5 Underway	Public Facilities	8 Completed 9 Underway
Economic Development	661	Businesses	545
CDBG Funded Non-Profit Agencies- Public Services and Housing Services	21	Non-Profit Agencies	19

CDBG funded City Administered Programs/Activities	14	City Programs	18
Combined Completed CDBG Funded Activities Benefit (including area benefit projects)	7,570	LMI Residents	6,746

**COVID RELATED ACTIVITIES:**

Starting in 2020, the City of Oakland received five U.S. Department of Housing & Urban Development Coronavirus Aid, Relief, & Economic Security (CARES Act allocations: CDBG-CV (Round 1 & 3), ESG-CV (Round 1 & 2) and HOPWA-CV (Round 1) to prepare for, prevent and respond to coronavirus impacts.

\$447,972 in HOPWA-CV funds allocated to the City supports rental assistance to homeless persons living with HIV/AIDS that are transitioning out of Operation Roomkey motel rooms to permanent housing and supporting information and referral activities under this program.

\$21,564,092 in ESG-CV funds allocated to the City supports homeless services for the provision of emergency shelter services, rapid rehousing services, homelessness prevention activity, physical hygiene stations (portable toilets and wash stations), landlord incentives, and training and outreach.

\$8,245,435 in CDBG-CV funds allocated to the City are used to support services benefitting Oakland residents earning extremely low- to moderate incomes to stay housed. CDBG-CV funds support of the City’s Emergency Rental Assistance Program (ERAP) through the provision of short-term emergency rental assistance (up to six months), housing stability services, housing related legal services, and outreach.

Starting in 2020, the City received total of \$44,597,327 in U.S. Treasury and State HCD funds under the ERAP I, ERAP II and State Rental Assistance Round 2 (SRA2) allocations. The City’s ERAP provides rental assistance (up to 18 months), housing related legal services, outreach and other housing stability services to extremely low- to moderate-income residents of Oakland, targeting families earning 30 percent and below the area median income. Please see accomplishments below for all COVID related activities.

**Table 8: COVID Related 2021/22 Accomplishments Compared to Prior Year**

<b>CARES ACT RESOURCES</b> (HUD/CPD, ERAP, &	<b>Number of Units Persons Served 2021/22</b>	<b>Type of Units</b>	<b>Number of Units Persons Served 2020/21</b>
ESG-CV \$21,564,092	1,622	1,622 homeless persons impacted by or during COVID received emergency shelter services, rapid rehousing services, homelessness prevention, and hygiene stations.	2,000
HOPWA-CV \$447,972	6	Persons living with HIV/AIDS received Roomkey Rent Assistance and HIV/AIDS Housing Services to respond to and prevent COVID.	Underway (Program ramp-up)
CDBG-CV \$8,245,435	5,702	Extremely low- to moderate-income renters received short-term emergency rental assistance (up to 6 months), housing stability services, housing related legal services, outreach and assistance completing tenant applications for ERAP application keep Oaklanders housed to prevent and respond to COVID impacts for those at risk of becoming displaced.	Underway (Program ramp-up)
ERAP I, ERAP II and SRA2 \$44,597,327	2,142	Keep Oakland residents housed by targeting families earning 30% and below the median income, also serving households with 80% AMI and below with emergency rental assistance, legal services, outreach and other services to stabilize housing for the most vulnerable at risk of displacement due to or during the COVID pandemic.	1,031