

**CITY OF OAKLAND**  
**COUNCIL AGENDA REPORT**

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OFFICE OF THE CITY CLERK  
CITY OF OAKLAND

TO: Office of the City Administrator  
ATTN: Deborah Edgerly  
FROM: Director of Housing and Community Development 2005 SEP - 1 PM 12: 05  
DATE: September 13, 2005

**RE: REPORT PRESENTING THE REVIEW OF OAKLAND'S CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR COMMUNITY DEVELOPMENT BLOCK GRANT, HOME, HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS AND EMERGENCY SHELTER GRANT PROGRAMS PERFORMANCE FOR THE YEAR 2004-2005.**

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**SUMMARY**

This report transmits to the City Council the Consolidated Annual Performance and Evaluation Report (CAPER) required by the Department of Housing and Urban Development (HUD).

The CAPER is due to HUD by September 30, 2005 to comply with reporting requirements. The report contains a description of the activities completed with grant funds during FY 2004-05. Attachment "A" provides a detail description of housing and homelessness goals and accomplishments for this year and for the 2000-2005 five year Consolidated Plan period. For a complete review of all City accomplishments, the CAPER is available on our website ([www.oaklandnet.com](http://www.oaklandnet.com)), and copies are available for pick-up from CEDA at 250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612.

**FISCAL IMPACT**

There are no fiscal impacts associated with this informational report.

**BACKGROUND**

Each year, the City of Oakland receives federal grant funds under the Community Development Block Grant (CDBG), HOME Investment Partnership, Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) Programs. In June 2005 the City submitted to the U.S. Department of Housing and Urban Development (HUD) the required Five Year Consolidated Plan for Housing and Community Development, outlining needs, priorities, strategies and proposed actions for the period of July 1, 2005 through June 30, 2010. In addition, each year, the City prepares an annual action plan prior to the program year, and an annual performance report at the end of the program year. The City has also adopted a citizen participation plan describing the process for involving low and moderate income persons in the development of these plans.

As required by HUD, the City Council will hold two public hearings – one to review program performance (tentatively September 20, 2005), and one to review proposed program allocations for the annual action plan. Final City Council approval of the annual action plan for FY 2006-07 will occur at the second public hearing, to be held in May 2006.

Item: \_\_\_\_  
CED Committee  
September 13, 2005

The City Council has also mandated that programs funded by CDBG funds be evaluated for efficiency and effectiveness. For the past four years, these evaluations have been performed by an outside consultant, Gibson and Associates. Gibson and Associates is currently working on the FY04-05 evaluation and the report will be distributed to Council when complete.

## KEY ISSUES AND IMPACTS

### *I. The Consolidated Annual Performance and Evaluation Report (CAPER)*

The Consolidated Annual Performance and Evaluation Report provides information on accomplishments in the City of Oakland, for the program year July 1, 2004 through June 30, 2005, in meeting goals set forth in the Annual Action Plan of the Consolidated Plan for providing affordable housing, supportive services for the homeless and persons with special needs, and non-housing community development. The CAPER also provides information on the City's progress in meeting five-year goals of the 2000-2005 Consolidated Plan.

### **Housing and Homelessness**

The Five Year Consolidated Plan established priorities and goals for addressing issues of affordable housing and homelessness.

For the period July 1, 2004 through June 30, 2005, the City's housing programs achieved the following:

#### ***Preservation/Expansion of the Supply of Affordable Housing***

- During FY 04-05, 140 units of rental housing for families were completed. The bulk of these units (122) are new low-income family housing located in Mandela Gateway. This project also includes space for commercial business use. There are an additional 459 units of rental housing for families underway.
- During FY 04-05, 28 units of new ownership housing were completed. The bulk of these units (17) were in the Palm Villa Development. There are an additional 133 units of new ownership housing underway.
- During FY 04-05, 130 existing affordable units were preserved and renovated throughout the City of Oakland.
- During FY04-05, 46 units of public housing were rebuilt. All of these units which replace the dilapidated public housing units at Westwood Gardens are located in Mandela Gateway. There are an additional 106 units of public housing replacement units underway.

#### ***Assistance to First-Time Homebuyers***

- The First-time Homebuyers Mortgage Assistance Program (MAP) received 81 applications, and approved 69, totaling \$3,425,000. This represents a leverage of

\$12,814,367 in private bank lending, \$697,415 in downpayments from individual homebuyers and \$497,224 in other public funding.

- The Down Payment Assistance Program for Public Safety Officers and Oakland Unified School District Teachers received and approved eight (8) applications totaling \$160,000. This represents a leverage of \$1,994,809 in private bank lending, \$261,500 in downpayments from individual homebuyers and \$40,000 in other public funding.

### *Housing Rehabilitation and Neighborhood Improvement*

- The Home Maintenance and Improvement Program (HMIP) received 54 applications, approved 20 applications totaling \$975,322 and completed 35 construction projects covering 35 units. There are an additional 18 units underway.
- HMIP leveraged fiscal resources by generating program income from loan repayments. This program income is currently budgeted at \$1.8 million which is distributed 80% to fund additional Housing loans and 20% for Economic Development Activities. For FY 04-05, housing loan repayments generated an additional \$1.7 million in program income from higher than expected repayments.
- HMIP contractors indirectly generated general fund income to Building Services from fees paid to acquire permits for the improvements made to the homes. Additionally, the contractors that were working on the homes employed residents of the City of Oakland and purchased materials from Oakland based suppliers. This economic cycle impacts property taxes as well as business licensing fees.
- HMIP benefited the homeowners with remediation of dangerous health and safety issues, including lead paint hazards, as well as housing code violations. The homeowners also benefited from home management counseling, lead hazard risk assessments and consultation, protection from predatory contractors and/or lenders and construction project monitoring provided by staff.
- Client satisfaction surveys reflect owners rating program services good or better for 91% of the surveys returned.
- The Lead Safe Hazard Paint Program (LSHPP) reported completion of 58 homes, resulting in the program significantly exceeding its goals. The high productivity is attributed to full implementation of group bid walks—12-15 properties are bid among 4-5 lead certified contractors at one time every two months.
- The LSHPP benefited clients with exterior improvement of their home, by eliminating health hazards through lead abatement and violations of City codes in their homes.
- The LSHPP leverages fiscal resources by partnering with the Alameda County Lead Poisoning and Prevention Program and receiving reimbursement for lead remediation costs where children under age six reside in the household. For the current year the program has received reimbursements totaling \$92,365 on 18 units.
- The Access Improvement Program (AIP) approved 17 applications and completed 13 units.

- One of the completed units involved a partnership with the West Oakland Weed & Seed project coordinated by the Neighborhood Services Coordinator (OPD). Funds from the AIP, LSHPP and Weed & Seed, along with some contractor-contributed services resulted in \$40,000 in repairs and modifications for a housebound owner.
- Minor Home Repair Program (MHRP) completed 205 units. In addition, 15 projects were in process at the end of the year and 45 owners were on the waiting list
- The Emergency Home Repair Program (EHRP) program received, approved and completed 26 projects during the fiscal year.
- The EHRP benefits homeowners by providing financial assistance for single-system repairs. Primary repairs done are roofs, plumbing and sewer system repairs. Cost increases to material and labor that exceeded the program maximum of \$7,500 affected the program's performance.

### **Economic Development**

Economic development accomplishments for FY 2004-05 include the following:

#### ***Neighborhood Commercial Revitalization (NCR) Program***

- Twenty-nine (29) commercial properties consisting of forty-three (43) storefronts were improved under the Commercial Property Façade Improvement Program in FY 2004/05. This represents a total investment of \$1,179,658, consisting of \$328,145 in grants and \$851,513 in private funds. Over 100 façade projects are currently active and in the design, bid or construction phase.
- More than \$550,000 of NCR funds is committed to projects under contract. Projects under contract are expected to be completed in FY 2005/06.
- During FY 2004/05 NCR staff worked with a total of 15 merchant groups/Business Improvement District (BID) Managers in North Oakland, Fruitvale and Central East Oakland.
- NCR staff attended monthly merchant association meetings to be informed of issues affecting the commercial district and to facilitate the merchants' access to city services and programs.
- Provided assistance to 125 businesses each quarter.
- NCR staff facilitated the establishment of the Laurel property based BID and assisted in the renewal/reauthorization of 5 existing BIDs.

#### ***Business Development***

- Assisted 201 businesses to remain in Oakland, retained 7,547 jobs in Oakland, attracted 18 new businesses and created 887 jobs, many of which benefited low and moderated income residents and neighborhoods.
- Attracted 8-12 Industrial firms interested in moving to Oakland with total of 631

jobs. Retained 8 Firms with 298 jobs. (OCC): 48 Service Business Expansion: 4 Firms with 13 jobs.

- Approved 5 new Brownfields Loans.
- Attracted, retained and/or expanded 15 retail businesses and 5 non-retail businesses; creating or retaining 500 jobs.
- Provided technical assistance for the formation of the Coliseum Construction Corridor association representing businesses with a total of 775 jobs.

### ***Commercial Lending***

- The Commercial Lending Office (CLO) has been successful in collecting on four defaulted loans totaling \$1.2M. Additionally, the Commercial Lending Unit expanded its scope of services with the Oakland Business Development Corporation (OBDC) authorizing that organization to underwrite loans up to \$249,500.
- In coordination with OBDC, CLO was successful in marketing City loan programs and have underwritten three (3) EEC loans, two (2) EDA loans, two (2) Broadway Corridor loans as well as eleven (11) NEDF and three (3) Micro loans. Provided technical and referral assistance to 1,205 eligible clients

### **Public Services and Infrastructure (Neighborhood Improvements)**

#### ***Public Services***

FY 04-05 funding for public service activities were carried out through 23 sub recipient agreements with 21 private nonprofit agencies that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, three (3) City-administered programs were funded. The programs administered by the non-profits and the city are as follows:

- **Domestic Violence Intervention** – One (1) program received funding for the provision of legal assistance, crisis counseling and support services to 210 individuals.
- **Hunger Relief** - Three (3) programs received funding for the provision of food purchase and distribution services to 153,084 individuals. This also includes the annual Thanksgiving Dinner and the Spring Egg Hunt.
- **Senior Services** – Five (5) programs received funding for the provision of information & referral, needs assessment, support services, in-home support, companion services, legal services, recreation and physical activities, outreach & education, medical care, hot meals and social services to 14,228 individuals.
- **Social Services** – Two (2) programs received funding for the provision of computer training, family support and assistance and youth development services to 7,295 individuals.

- **Substance Abuse Intervention and Prevention** – One (1) program received funding for the provision of residential and day treatment services, support services and referral services to 43 individuals.
- **Youth Services** – Fourteen (14) programs received funding for the provision of work experience and career preparation, case management, tutoring and instruction, academic assistance, cultural and life enrichment, health care and education, housing search assistance counseling and support services, leadership development, mentor support, life skills training and safety monitoring services to 13,119 individuals and 116 families.

### *Infrastructure (Neighborhood Improvements)*

Consistent with the Five-year Strategy to meet the needs of low- and moderate-income Oakland residents, funds from the FY04-05 grant were allocated for capital improvements to two public service facilities:

- Renovation assistance to Project Yes! A multi-service youth center administered by the Alameda County Health Care Services Agency.
- Assistance with architectural costs for renovation of the Oakland Homeless Project administered by Building Opportunities for Self Sufficiency, a private, nonprofit agency serving homeless, disabled and poor families and single adults. Development of the agreement has been delayed pending submission of required data by the sub recipient.

## **SUSTAINABLE OPPORTUNITIES**

Economic: As noted in this report, a significant portion of CDBG funds is used to promote economic development, employment, public facilities and infrastructure for the benefit of low and moderate income communities.

Environment: Many activities funded by federal housing and community development grants address such issues as removal of blight, and abatement of environmental hazards such as lead-based paint and other building conditions. Housing rehabilitation and new construction programs encourage contractors to use green building techniques, including energy-efficient design, use of recycled building materials, and water-conserving fixtures and landscaping.

Social Equity: By definition, these programs are targeted to improving conditions for low and moderate income communities.

## **DISABILITY AND SENIOR CITIZEN ACCESS**

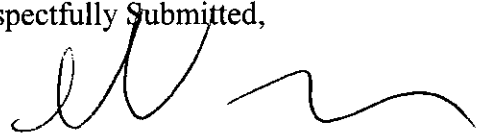
Many of the grants and loans funded by federal housing and community development grant funds are used to provide housing, facilities and services for senior citizens and persons with

disabilities. All new housing constructed with federal funds must provide accessibility features for persons with disabilities.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff requests that the City Council accept and approve the Oakland's Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant, HOME, Housing Opportunities for People with AIDS and Emergency Shelter Grant Programs Performance for the year 2004-05 for transmittal to HUD by the September 30<sup>th</sup> 2005 deadline.

Respectfully Submitted,




DAN VANDERPRIEM  
Director of Redevelopment, Economic Development  
and Housing

Reviewed by: *SKR*  
Sean Rogan, Deputy Director  
Housing and Community Development

Prepared by:  
Michele Byrd, Manager  
CDBG Programs

Attachments

APPROVED AND FORWARDED TO THE  
COMMUNITY AND ECONOMIC DEVELOPMENT  
COMMITTEE

  
Office of the City Administrator

**ATTACHMENT A**

**Housing and Homelessness Goals and Accomplishments**

<b>Priority/Action</b>	<b>Performance Measure</b>	<b>Annual Action Plan</b>		<b>5-Year Plan (2000-2005)</b>	
		<b>1-Year Goal (FY 2004 -05)</b>	<b>1-Year Actual (FY 2004 -05)</b>	<b>5-Year goal (2000-2005)</b>	<b>5-year Actual (2000-2005)</b>
<b>Priority A: Preservation/Expansion of Supply of Affordable Housing</b>					
Rental Housing New Construction and Substantial Rehab	units built	17	140	400	<b>414</b>
	units underway				<b>459</b>
Scattered Site Single Family Housing Development	units built	43	28	100-200	<b>149</b>
	units underway				<b>133</b>
Single Family Housing Acquisition/Rehabilitation	units built	-	-	30-60	-
	units underway				-
Preservation of Existing Affordable Units	units built	<b>130</b>	130	All units	<b>266</b>
	units underway				<b>0</b>
Renovation of Public Housing (HOPE VI)	units built	0	46	n/a	<b>129</b>
	units underway				<b>106</b>
<b>Priority B: Assistance to First-Time Homebuyers</b>					
Mortgage and Downpayment Assistance	units assisted	50	75	600	<b>287</b>
Housing Counseling – prepare first-time homebuyers for ownership	no measure	-	-		-
Mortgage Credit Certificates (contingent on Federal funding)	certificates	na	7	-	<b>91</b>
<b>Priority C: Housing Rehabilitation and Neighborhood Improvement</b>					
Owner-Occupied Housing Rehabilitation	units completed	35	35	600	<b>204</b>
	units underway				<b>25</b>
Rental Housing Rehabilitation	units completed	-	-	350	-
	units underway				-
Paint Programs for Owner-Occupied Housing	units completed	20	58	3,000	<b>315</b>
	units underway				<b>16</b>
Minor and Emergency Home Repairs	units completed	200	231	1,200	<b>1,158</b>
<b>Priority D: Rental Assistance to Extremely Low Income Families</b>					
Tenant Based Rental Assistance	new vouchers		-	1,000	<b>1,008</b>
Project Based Rental Assistance	units assisted		-	n/a	<b>35</b>



**ATTACHMENT A**

<b>Priority/Action</b>	<b>Performance Measure</b>	<b>Annual Action Plan</b>		<b>5-Year Plan (2000-2005)</b>	
		<b>1-Year Goal (FY 2004 -05)</b>	<b>1-Year Actual (FY 2004 -05)</b>	<b>5-Year goal (2000-2005)</b>	<b>5-year Actual (2000-2005)</b>
<b>Priority E: Prevention and Reduction of Homelessness</b>					
Outreach and Information Referral					
Homeless Mobile Outreach Program	people	2,000	1,720	10,000	7,847
Health Care for Homeless	people	3,000	235	15,000	2,433
Other Outreach Services	people	3,000	1,511	15,000	3,908
Information and Referral Services	people	3,000	5,800	15,000	7,583
Emergency Shelters and Services					
Existing Year-Round Emergency Shelter System	people	2,100	5,005	10,500	73,008
Winter Shelter	people	11,921	1,955	59,605	36,271
Emergency Shelter Hotel/Motel Voucher Program	people	400	334	2,000	8,538
Transitional Housing					
Existing Transitional Housing Facilities	families	137	77	440	680
Transitional Housing Jobs Campus at Oakland Army Base		11-19		Build jobs campus for 50 people	-
Supportive Services Program	housing units	150-170		900	616
Homeless Prevention					
Rental Assistance	households	86	18	430	1,245
Eviction Prevention	households	70	8	350	971
Legal Assistance	cases	790	1,511	3,505	7,214
Housing Counseling	cases	670		3,300	12,813
Tenant Education Program	cases	60	453	275	1,073
Linked HIV/AIDS					
Service-Rich Housing for PLWAA and Families	people	11	15	55	82
Services and Referral	people	300	499	1,500	3,348
Permanent Housing	housing units	9	46	46	210
<b>Priority F: Housing For Seniors and Persons with Disabilities</b>					
Housing Development					
units built		58	58	150	333
units underway					465
Access Improvement modifications					
units completed		10	12	60	62
units underway					3
<b>Priority G: Fair Housing</b>					
Referral, Information, and Counseling to Residents w/Disabilities	households	-	877	n/a	4,147
Referral, Information, and Counseling to Residents	households	-	3,655	n/a	17,111
Referral, Information, and Counseling to Families w/Children	households	-	-	n/a	1,624