

ATTACHMENT B –

FY 2023/24

CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT SUMMARY

The following is a summary of accomplishments included in the City's 2023/24 Consolidated Annual Performance & Evaluation Report (CAPER) for activities funded under the CDBG, HOME, HOPWA, and ESG, Coronavirus Aid Relief & Economic Security allocations under the CDBG-CV, ESG-CV and HOME American Rescue Plan (ARP) and other fund resources used to support the City's overall priorities as set forth in the Fiscal Year (FY) 2023/24 Annual Action Plan for:

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

In the tables below, Attachment A compares FY 2023/24 accomplishments to FY 2022/23 accomplishments categorized by the "3P" Framework of Protection, Preservation and Production for affordable housing and under the Oakland Permanent Access To Housing Framework approach to addressing homelessness in Oakland.

Affordable Housing

Homelessness and housing affordability are top priorities for Oakland residents. To address these challenges, the City is carrying out a multi-pronged approach. The Housing and Community Development Department is addressing housing affordability issues through its "3P" framework: to Protect Oaklanders from displacement; Preserve the existing affordable housing stock; and Produce new deeply affordable housing units. Under the 3P Framework, the City produces new units of affordable housing, rehabilitates existing inventory of multi-family and owner-occupied affordable housing, and acquires to convert property to affordable housing. Additionally, the City invests in the conversion of hotel/motel properties into housing for people experiencing homeless and provides various protection services to keep extremely low- to moderate-income Oakland residents housed.

The City of Oakland's overall FY 2023/24 Affordable Housing accomplishments are categorized below under the 3P Strategies:

Production:

Below is a list of projects that were completed or under construction during FY 2023/24.

Affordable Housing 2023/24 Accomplishments Compared to Prior Year

Production Affordable Housing Activity	2023/24		2022/23
	Number of Units/Fund Sources	Type of Units	Number of Units/Fund Sources
Completed New Construction	302 units/2 sites Fruitvale Transit Village II-B 179 units Brooklyn Basin IV/Foon Lok East 123 units	Affordable Rental/Permanent Supportive Housing Units	55 units/1 site Cherry Hill Apartments/95th and International Housing Partners, L.P.
Started New Construction	391 units/5 sites 3050 International 75 Units E. 12th St (Project 1) 90 Units Longfellow Corner 76 Units Friendship Senior 49 units The Phoenix 100 units	Affordable Rental/Permanent Supportive Housing Units	215 units/3 sites Ancora 77 units/1 site 7th & Campbell 79 units/1 site West Grand & Brush 59 units/1 site
Homekey/R2H2 Construction Completed	0 units	Hotel/Motels converted permanent supportive housing (PSH) for homeless	79 units/2 sites Piedmont Place 45 units/1 site PSH Kingdom Builders 34 units/1 site PSH
Homekey/R2H2 Construction Started	40 units/1 site Dignity Village 40 units/1 site PSH	Hotel/Motels converted to affordable housing for homeless	0 units
New Homekey/R2H2 Financing Commitments Only	211 units/4 site Imperial Inn 48 units/1 site PSH Quality Inn 104 units/1 site Edes Clara 40 units/1 site Covenant House 20 units/1 site	Hotel/Motels converted to affordable housing for homeless	0 units

Production (continued) Affordable Housing Activity	2023/24		2023/24
	Number of Units/Fund Sources	Type of Units	Number of Units/Fund Sources
HOME ARP For housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations	Funds allocated to support 136 units: 500 Lake Park Apartments -New construction 53 units Inn at Coliseum 36-unit Motel conversion Round 3 Homekey Set aside -47 units permanent supportive housing	Affordable rental; 2 Homekey Projects Housing for Chronically homeless Perm. Supportive Housing for un-housed.	Funds allocated to support 136 units: 500 Lake Park Apartments -New construction 53 units Inn at Coliseum 36-unit Motel conversion Round 3 Homekey Set aside -47 units permanent supportive housing
Only New NOFA Finance Commitments	96 units/1 sites	Affordable Rental/Permanent Supportive Housing Units	251 units/3 sites
Only New Pipeline Finance Commitments	74 units/ 1 sites	Affordable Rental/Permanent Supportive Housing Units	392 units/6 sites
First Time Homebuyers (FTHB)	3 Completed	First Time Homebuyers (FTHB) /loans	0 Completed
FTHB Class Enrollees	0 Completed	Households/ Attendees	0 Completed
FTHB Completion Certificates	0 Completed	Households/ Attendees	Referred to other HUD certified FTHB workshops
CalHome ADU/JADU Loan Program	0 Completed /1 Loan provided	Assist homeowners with deferred loans to rehab illegal ADU units, or to construct new ADU units.	0 completed

Preservation:

In program year 2023/24, the City's Preservation activities served extremely low- to moderate-income residents of Oakland with rental housing rehabilitation, owner-occupied housing rehabilitation, and conversions of multi-unit properties into affordable housing through the Acquisition and Conversion to Affordable Housing (ACAH) Program.

Through Preservation Strategy activities, 1 unit of existing affordable rental housing was acquired, which was for a transitional housing provider that serves single women.

The City facilitated three programs for the provision of rehabilitation of 44 existing owner-occupied residential properties.

Please see the detailed list below of Preservation activities carried out during the program year.

Preservation 2023/24 Accomplishments Compared to Prior Year	2023/24	Types of Units	2022/23
	Number of Units/Fund Sources		Number of Units/Fund Sources
Preservation Affordable Housing Activity			
Completed Rehabilitation of rental housing	0 units	Low Income households at or below 60% of AMI	6 units/2 buildings Peace Gardens
Completed Acquisition and Conversion to Affordable Housing	1 unit/ 1 site Harvest House	Affordable Rental Low-income households at or below 80% of AMI	14 units /1 site 1534-29th Avenue
Access Improvement grants/Owner-occupied and Rental & Lead Paint Remediation	13 Completed	Disabled Households & Very Low-Income Households with Children Aged 6 & Under	16 Completed
Owner Occupied for Emergency Repair/ Home Maintenance Improvement Program	6 Completed	Houses/Households	4 Completed
Minor Home Repairs	25 Completed	Houses	24 Houses

Protection

In program year 2023/24, the City’s anti-displacement & relocation programs served extremely low- to moderate-income residents of Oakland with code enforcement-related relocation assistance, financial assistance, information and referral, and limited case management to prevent anti-displacement or episodes of housing instability for Oakland residents.

Through Protection Strategies, financial assistance was provided to 45 households displaced due to hazardous building code violations through the Code Compliance Relocation Program.

In June 2023, the City launched its Homelessness Prevention Pilot program to provide wrap-around services to people most at-risk of experiencing homelessness. During FY2023-24, the Homelessness Prevention Pilot conducted outreach to over 3,104 residents of Oakland, provided 652 clients with supports to meet basic needs and enrolled 298 unduplicated clients in wrap-around housing stabilization services.

Other Protection activities include Fair Housing legal services (496 individuals served) and Rent Adjustment Program services (423 petitions done) to Oakland residents in effort to keep Oakland residents housed.

Please see the following Protection table and section CR-05 of the CAPER for further detail.

Protection 2023/24 Accomplishments Compared to Prior Year

Protection Affordable Housing Activity	2023/24	Types of Units	2022/23
	Number of Units/Fund Sources		Number of Units/ Fund Sources
Information and Referral/Case Management to prevent displacement and homelessness	198	Low- and moderate-income Individuals	168
Relocation Information, Referral and Financial Assistance	45	Low- and moderate-income Individuals	123*
Fair Housing	496	Legal services & representation for housing stability and homeless prevention	531
Homeless Prevention Pilot Program	298	Low-income Individuals at risk of homelessness	0 Program launched in June of 2023
Rent Adjustment Program	29 423 390/month	Workshops Petitions Counseling sessions	23 398 317/month

*The FY22/23 year had natural disasters, specifically a flood at the Coliseum Connections apartment complex, that caused an unusually high number of residents to be eligible for relocation assistance through the Code Compliance Relocation Program. FY23/24 is more typical as a program year for the number of residents who got relocation assistance.

Public Housing/Affordable Housing - Oakland Housing Authority (OHA)

The chart below summarizes public housing development and households served with the inventory of the OHA portfolio of housing types across the various programs. In this program year, a total of **13,538** households were served with vouchers, leases, and other programs through OHA. Detailed information on OHA's affordable housing activities can be found in OHA's Annual Moving to Work (MTW) Report which is located on OHA's website: www.oakha.org.

Public Housing 2023/24 Accomplishments Compared to Prior Year

Oakland Housing Authority Housing Activity	FY 2023/24	FY 2022/23
AFFORDABLE HOUSING PRODUCTION (units)		
Acquisition/Began Rehabilitation	103	65
Completed Construction/Rehabilitation	98	130
MTW PUBLIC HOUSING (average households served per month)	1,336	1,336
VOUCHER (SECTION 8) AND OTHER HUD PROGRAMS (average households served per month)		
Moving to Work (MTW) Housing Choice Vouchers		
General MTW Housing Choice Voucher (HCV)	10,964	11,262
Non-MTW Tenant-Based Assistance		
Veterans Affairs Supportive Housing (VASH)	306	303
Mainstream	181	186
Family Unification Program (FUP)	43	45
Tenant Protection Vouchers	938	15
Other HUD Programs		
Shelter plus Care (S+C)	331	331
Moderate Rehabilitation (Mod Rehab)	143	143

TOTAL VOUCHERS AND OTHER HUD PROGRAMS	12,906	12,285
MTW LOCAL PROGRAMS (average households served per month)		
Parents and Children Together (PACT)	2	6
Local Housing Assistance Program (LHAP)	6	10
Sponsor-based Housing Assistance Program (SBHAP)	126	114
Building Bridges SRO	150	150
Building Bridges THP+	0	11
Building Bridges CalWORKs	25	9
Oak Groves Disposition Transition	0	149
Building Bridges Key To Home	23	23
Tax Credit Units	300	149
TOTAL LOCAL PROGRAMS	632	621
TOTAL MTW VOUCHER AND LEASE PROGRAMS*	13,538	12,906

Homelessness & Hunger Solutions (Protection)

In program year 2023/2024, the City of Oakland provided various homeless hunger and hunger homeless services to extremely low-, low- and moderate-income residents of Oakland.

The City of Oakland provides four main different kinds of homelessness services programs:

Program/Service	Description
Overnight and emergency shelters	Community shelters and community cabins that operated either by the City or local nonprofits
Rapid rehousing	Connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services
Transitional housing	Residential facility and/or scattered site units that are designed to provide time-limited housing and supportive services to people experiencing homelessness, with the goal of transitioning them to permanent housing
Homeless encampment services	Offers a wide range of services to those living in encampments, such as providing hygiene kits, meals, porta potties, mobile showers, etc.

Additionally, the City of Oakland tracks the number of unhoused residents who are placed in either temporary or permanent housing after utilizing any of the services listed above. When someone is in a homeless program and then obtains permanent housing to an actual unit, this is considered exiting homelessness to permanent housing. Otherwise, whatever housing situation they're in is considered exiting to temporary housing. The program outcomes below are listed for each of these different types of homeless programming.

In the Overnight Shelter program, 501 homeless residents were provided more than 48,910 bed-nights of overnight shelter. Of the 501 shelter clients, 112 moved to permanent housing or other permanent destinations and 67 to temporary housing.

In the Transitional Housing (TH) program, 581 people received support, of which 218 exited to permanent housing and 42 to temporary housing.

In the Rapid Rehousing (RRH) program, 584 unsheltered people were helped. 198 of those individuals were able to transition to permanent housing and 29 to temporary housing.

For ESG programming, the City of Oakland served a total of 548 individuals. Of those 548 individuals, 436 individuals are duplicate clients served through the Overnight Shelter Program while 112 individuals were clients served through other ESG programs. For the other ESG programs, 22 of those individuals were able to transition to permanent housing and 16 to transitional housing.

Breakdown of Homelessness Services and their Housing Outcomes

Type of Service	Number of Residents Served	Number who exited to Permanent Housing	Number who exited to Temporary Housing
Overnight Shelter	501	112	67
Transitional Housing	581	218	42
Rapid Rehousing	584	198	29
Non-shelter ESG programs	112	22	16
Total	1,778	550	154

Overall, the City of Oakland served a total of 1,778 individuals through its combined federal programming, with 550 individuals (31%) transitioning to permanent housing and 154 to temporary housing.

In Homeless Encampment services program, approximately 8,359 units of harm reduction supplies including food, water, hygiene kits, personal protection equipment (PPE) were distributed, allowing the provision of street-based services to thousands of unduplicated, unsheltered persons living in homeless encampments, in their vehicles, or on the streets. Outreach efforts served a total of 12,964 residents.

For HOPWA programming, the City of Oakland served a total of 2,092 individuals. Throughout the Oakland Eligible Metropolitan Statistical Area approximately 789 received support services; and 1,173 received information and referral services; 100 households were assisted with Short Term Rent Mortgage Utility (STRMU) assistance; 30 with other types of housing subsidy assistance and 25 with HIV/AIDS housing placements.

Finally, under the Hunger Program, the City sponsored its 31st Annual Day Of Thanks (Thanksgiving Dinner), serving 3,500 low-income families, seniors and persons experiencing homelessness in Oakland.

Homelessness & Hunger 2023/24 Accomplishments Compared to Prior Year

Hunger & Homeless Activity	2023/24		2022/23
	Number of Units	Type of Units	Number of Units
Overnight Shelter	501	Homeless Individuals	461
Rapid Rehousing Assistance	584	Homeless Individuals	508
Transitional Housing	581 Total served (218) in Permanent Housing	Homeless Individuals	439

Exited Homelessness to Temporary Housing	154	Homeless Individuals	221
Exited Homelessness to Permanent Housing	550	Households Individuals	475
Added HIV/AIDS Housing	0	Housing Units	0
HIV/AIDS Short Term Rental Mortgage Utility Assistance	100	People living with HIV/AIDS	60
HIV/AIDS Housing Subsidy Assistance	30	People living with HIV/AIDS	62
HIV/AIDS Permanent Housing Placements	25	People living with HIV/AIDS	15
Street Outreach/Harm Reduction Supplies*	8,359	Harm Reduction Kits Distributed	16,423
Homeless Encampment Services	12,964	Homeless Individuals	5,124
Food Distribution/Hot Meals	3,500	Low- moderate-income individuals	3,100

Economic Development

For program year 2023/24, Economic Development activities benefitted **294** businesses with technical assistance, information, and referrals. **20** of the 371 businesses serving low- and moderate-income areas, received loans under the Commercial Lending program operated by Main Street Launch. **181** jobs were created and/or retained through services provided under the City’s Neighborhood Business Assistance Center Program and Main Street Launch.

Economic Development 2021/22 Accomplishments Compared to Prior Year

Economic Development Activity	2023/24		2022/23
	Number of Units	Type of Units	Number of Units
Financial Assistance (Loans)	20	Businesses	24
Technical Assistance/Trade Classes/Instruction	294	Businesses & Construction Workers	386

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. Award totals are provided below.

The City of Oakland did not receive any COVID funding in FY 23-24. However, some CDBG-CV COVID-Related services occurred in the beginning of FY 2023-24, helping **59** beneficiaries through providing them with housing stabilization, rapid rehousing and other activities responding to the COVID pandemic.

From FY 2020/21 through FY 2022/23, the City received a net total of \$58.2M in U.S. Treasury and California Housing & Community Development (HCD) funds under the ERAP I, ERAP II, ERAP II Reallocation, State Rental Assistance Round 2 (SRA2), and State Cash Flow Loan (CFL) allocations. Of that \$58.2M, \$50.4M was allocated for direct rental assistance. The City’s ERAP provided 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.

Of that \$58.2M in total aid, in FY 2022/23 the City received two U.S. Treasury ERAP II Reallocation awards for a total of \$1,003,484.83 and a State Cash Flow Loan of \$13,641,870 (offset by ERAP II Reallocations) for a net total of \$12.6M. Some of the \$12.6M awarded in FY 2022/23 was available for use in FY 2023/24. Bay Area Community Services and Eviction Defense Center (two of the eight ERAP Partner agencies) continued processing waitlisted ERAP applicants into FY23/24, providing **395** extremely low and low-income households with emergency rental assistance to keep them housed.

COVID Related 2023/24 Accomplishments Compared to Prior Year

CARES ACT RE-SOURCES (HUD/CPD, ERAP, &	Number of Units Persons Served 2023/24	Type of Units	Number of Units Persons Served 2022/23
CDBG-CV \$492,821.38	59	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 ERAP applicant waitlist follow-ups to keep housed, Oaklanders affected by COVID impacts and were at risk of becoming displaced.	335
ERAP I, ERAP II SRA2, Cash Flow Loan (CFL) Net \$4,724,841.06	395	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.	1,223

Conclusion

The federal HUD formula grants are dedicated to provide services to extremely low- to moderate-income residents, to increase community and/or economic development in underserved areas, and to serve the needs of populations who are particularly vulnerable or who have special needs. The City completes the CAPER annually to show the impact of these HUD federal grants and the number of people whose lives are touched and improved through these vital programs. The CAPER is also the way the City remains accountable to the general public about what has been achieved year-to-year. This summary helps orient the reader to the highlights of the main report, which can be accessed online through the City's website.