

Attachment A



AGENDA REPORT

TO: Jestin Johnson
City Administrator

FROM: Emily Weinstein,
Director, Housing and
Community Development

SUBJECT: 2023/24 Consolidated Annual
Performance & Evaluation Report

DATE: November 7, 2024

City Administrator Approval

Date:

RECOMMENDATION

Staff Recommends That The City Council Conduct Receive An Informational Report on The City Of Oakland's Consolidated Annual Performance & Evaluation Report (CAPER) For Fiscal Year (FY) 2023/24 Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities For Persons With HIV/AIDS, Emergency Solutions Grant, HOME American Rescue Plan And 2023/24 Activities Administered Under Coronavirus Aid Relief & Economic Security Act Funds Allocated Under The Community Development Block Grant.

EXECUTIVE SUMMARY

This report transmits to the public and to the Oakland City Council (Council), the City of Oakland's Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year (FY) 2023/24 as mandated by the United States 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 2023 the HUD Community Planning & Development (CPD) Department awarded the City of Oakland (City) a total of \$14,664,598 under four HUD/CPD Formula Entitlement grants as authorized by Council Resolution No. 89799 C.M.S., passed on June 20, 2023.

A breakdown of the awards by grant is provided in **Table A** below.

CED Committee
December 10, 2024

Table A: HUD/CPD 2023/24 Grant Awards

HUD CPD Grant	Award
Community Development Block Grant (CDBG)	\$7,351,600
HOME Investment Partnership (HOME)	\$2,935,667
Housing Opportunities for Persons Living With AIDS (HOPWA)	\$3,722,566
Emergency Solutions Grant (ESG)	\$654,765
TOTAL 2023/24 HUD CPD FORMULA GRANT AWARDS	\$14,664,598

Consistent with the City’s FY 2020/21 - 2024/25 Five Year Consolidated Plan (Con Plan), FY 2023/24 Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons Living With AIDS (HOPWA) funds were utilized to support the following Annual Action Plan (AAP) priorities for FY 2023/24 to benefit Oakland residents earning low- and moderate income (LMI), LMI areas of Oakland, unsheltered residents, 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 **6,077** households received direct benefit from services and projects administered under the CDBG, HOME, HOPWA, and ESG programs for FY 2023/24, including activities specific to COVID responses under the CDBG-CV, ESG-CV, grants. In addition, with other Federal and State fund sources, 395 households received support from the Emergency Rental Assistance Program (ERAP) in FY 2023/24, bringing the total number of households supported to **6,472** households through the City of Oakland’s grants utilized in this program year.

Table B below provides race and ethnicity compositions of families assisted by these funding sources.

Table B: Race & Ethnicity of Families Assisted By Funding Source

RACE	CDBG	HOME	ESG	HOPWA	TOTAL
White	304	2	56	51	413
Black or African American	951	12	363	86	1,412
Asian	40	0	8	2	50
American Indian or Alaska Native	20	0	7	7	34
Native Hawaiian or Other Pacific Islander	14	0	1	2	17
American Indian or Alaska Native and White*	3	0	1	1	5
Asian and White *	4	0	1	1	6
Black or African American and White*	18	0	9	3	30
American Indian or Alaska Native and Black or African American*	15	0	14	4	33
Other multiple race combinations greater than one percent*	96	0	88	3	187
Unknown/Refused	3,500	0	0	390	3,890
Subtotal	4,965	14	548	550	6,077
ETHNICITY					
Hispanic	235	0	70	30	335
Not Hispanic	1,432	0	478	130	2,040
Unknown/Refused	3,298	14	0	390	3,702
Subtotal	4,965	14	548	643	6,077

Attachment B provides a summary of accomplishments included in the City's 2023/24 CAPER for activities funded under the CDBG, HOME, HOPWA, and ESG, CDBG-CV, ESG-CV and other fund resources used to achieve overall priorities set in the 2023/24 Annual Action Plan. The full CAPER is available online for review at <https://www.oaklandca.gov/news/notice-of-request-for-public-comments-on-the-city-of-oaklands-second-public-hearing-for-fy2024-25-annual-action-plan-and-the-city-of-oaklands-consolidated-annual-performance-and-evaluation-report-for-fy-2023-24>

BACKGROUND / LEGISLATIVE HISTORY

The City's FY 2023/24 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 as planned and approved under the 2020/21 – 2024/25 Five Year Consolidated Plan (Con Plan), and the 2023/24 AAP.

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), AAP and Substantial Amendments to the Con Plan or AAPs.

The 2023/24 Annual Action Plan (AAP) allocates HUD/ CPD Formula Grants awarded to the City under the CDBG, HOME, ESG, and HOPWA. Said fund uses are authorized by Oakland City Council Resolution No. 89799 C.M.S. passed on June 20, 2023. In FY 2023/24, the City continued the use of CDBG-CV allocations as authorized by Oakland City Council Resolution No. 88135 and No. 88416. HOME American Rescue Plan (HOME ARP) activity and funds are authorized by Oakland City Council Resolution No. 88977.

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 for public review and comments on the CAPER that is to be submitted to HUD.

ANALYSIS AND POLICY ALTERNATIVES

The City's 2023/24 CAPER evaluates and reports accomplishments and progress towards six priority goals established under the 5 Year Con Plan and 2023/24 AAP:

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

FY 2023/24 activities reported under these priority-goals support and advance the Citywide priority of housing, homeless solutions, economic and cultural security; Oakland’s Permanent Access To Housing (PATH) framework to addressing homelessness, and Oakland’s Housing & Community Development Strategic Plan Framework. All strategic actions were performed from a racial equity 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, and the disparities of opportunity and access for Black, Hispanic and other Oakland residents of color living with low- to moderate- incomes.

CAPER highlights for FY 2023/24 are provided below.

Highlights:

Table C shows the number of new construction Affordable Housing units completed, acquired, underway, and financed in FY 2023/24.

Table C – Production of New Affordable Housing			
Activity	Affordable Rental Units	Sites	Status
New Construction	302	2	Construction Complete
New Construction	391	5	Construction Started
Homekey/R2H2	40	2	Construction Started
HOME ARP	136	3	Predevelopment Stage HOME ARP funds to support predevelopment & projects under construction: 1. Inn at Coliseum – 36 units of housing and wrap-around services for chronically homeless 2. Round 3 Homekey set aside investment in future projects – approximately 47 units 3. 500 Lake Park - 53 units
New NOFA Financing Commitments	96	1	New Finance Commitments for NOFA Projects in FY 23/24
New Homekey/R2H2 Financing Commitments Only	211		New Finance Commitments for Homekey/R2H2 in FY 23/24
New Pipeline Financing Commitments Only	74	1	New Finance Commitments for Pipeline Projects in FY 23/24

Further detail for **Tables C** through **I** is provided in **Attachment A** of this report and Section CR-05 of the 2023/24 CAPER.

Table D shows the number of existing Affordable Housing units maintained through rehabilitation of rental units and owner-occupied housing units.

Table D – Preservation of Existing Affordable Housing			
Activity	Affordable Rental Units	Sites	Status
Rehabilitation of Rental Units	0	0	Rehabilitation Complete
Acquisition Property	1	1	Acquisition Complete
Owner-Occupied Rehabilitation	44	44	Rehabilitation Complete

Table E shows the types of tenant protections provided to keep Oakland tenants housed.

Table E -Tenant Protections for Affordable Housing		
Activity	Tenants	Status
Anti-Displacement Information & Referral	198	Referrals Complete
Fair Housing Legal Service	496	Legal Services, Outreach & Education
Code Enforcement Relocation	45	Tenant Relocation Payments Complete
Homeless Prevention Pilot	298	Wraparound Services Provided
Rent Adjustment Program (RAP) Workshops	29	Workshops Provided
RAP Petitions	423	Petitions Processed
RAP Counseling Sessions	390	Sessions Completed

Table F shows the number of summarizes public housing developments completed, underway and the number of households housed with the Oakland Housing Authority portfolio of housing.

Table F - Public Housing/Oakland Housing Authority		
Activity	Affordable Rental Units	Status
Production (Construction & Rehabilitation)	98	Construction/Rehabilitation Complete
Acquisition/Started Rehabilitation	103	Construction/Rehabilitation Underway
Section 8 & Other HUD Program Vouchers	12,906	Households Served with Housing Vouchers

Table G shows the number and types of homeless, supportive housing, HIV/AIDS, and food services provided in FY 2023/24.

Table G - Homeless, HIV/AIDS & Hunger Services		
Activity	Persons Served	Status
Overnight Shelter	501	Provided Overnight Shelter (48,910 bed nights)
Rapid Rehousing Assistance	584	Homeless Households Assisted
Transitional Housing	581	Homeless Households Assisted
Homeless Encampment Outreach & Services	12,964	Unsheltered Connected to Services (8,359 Harm Reduction Supplies)
HIV/AIDS Housing Subsidy	30	Persons (Households) Living With HIV/AIDS
HIV/AIDS Short Term Rental Mortgage Utility Assistance	100	HIV/AIDS Households
HIV/AIDS Housing Placement	25	HIV/AIDS Households
Hunger Program	3,500	Low-income, Seniors, & Homeless Served

Table H shows level COVID-19 related assistance provided to persons with HIV/AIDS, homeless and Low- to Moderate-Income s provided to keep residents safely housed or sheltered.

Table H - COVID-19 LMI, Homeless, and HIV/AIDS Assistance		
Activity	Persons Served	Status
Emergency Rental Assistance Program (ERAP)	395	ERAP Applicants who are 30-80% AMI
CDBG-CV Short-Term Rental Assistance & Housing Stability Services	59	Short-Term Rental Assistance Paid & Housing Stability Services Provided

Table I shows number of businesses to receive technical assistance, business loans, and jobs retained or created.

Table I - Economic Development Programs		
Activity	Businesses Served	Status
Technical Assistance	294	Technical Assistance, Information & Referral
Business Loans	20	Loans for Businesses In LMI Areas
Jobs	181	Jobs Created/Retained

Further detail on projects and activities completed or underway during FY 2023/24 is provided in **Attachment A**.

FISCAL IMPACT

The CAPER is a HUD-mandated annual report on the performance and evaluation activities carried out during FY 2023/24 under HUD CPD Formula Grant programs.

Funds awarded under the 2023/24 HUD/CPD award not expended during the FY 2023/24 will expire September 2031 for CDBG, 2031 for HOME, 2026 for HOPWA, and 2025 for ESG.

HOME ARP funds expire September 2030 and HUD CPD Cares Act funds awarded under CDBG-CV expire 2026.

The City follows 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 online to provide Oakland residents reasonable opportunity to review and provide feedback regarding the CAPER. The CAPER is posted on the City of Oakland website for not less than a fifteen-day period.

A Public Notification of the City's 2023/24 CAPER was posted in the *East Bay Times*, *The Post*, *El Mundo*, and *Sing Tao* newspaper publications, announcing the availability of the CAPER and the public comment period. Said notice also included the following information concerning the 2023/24 CAPER:

- CAPER Public Comment Period – December 01, 2024 – December 15, 2024
- Forwarding Information for Public Comments to:

CDE@oaklandca.gov or
City of Oakland/Community Development & Engagement (CDE) Division
250 Frank H. Ogawa Plaza, Suite
5313 Oakland, CA 94612
Attention: Ecaterina Burton, Monitoring & Evaluation Supervisor for CDE

- Online access for the CAPER and Council Calendar at:
<https://www.oaklandca.gov/news/notice-of-request-for-public-comments-on-the-city-of-oaklands-second-public-hearing-for-fy2024-25-annual-action-plan-and-the-city-of-oaklands-consolidated-annual-performance-and-evaluation-report-for-fy-2023-24>

In addition, staff provided email notices to the various community contact lists made available to the City's CDE Division.

This item is to be presented on December 17, 2024 at Oakland City Council, as a public hearing item for the FY 2023/24 CAPER as an informational report, providing a second opportunity for the City to obtain public comments regarding the outcomes and accomplishments reported in the 2023/24 CAPER.

Public comments submitted during the 15-day public comment period and during the public hearing will be entered and made part of Section CR-40 of the 2023/24 CAPER prior to submitting the CAPER to HUD for final review and approval.

COORDINATION

The 2023/24 CAPER is submitted in coordination with Department of Housing & Community Development, Economic Workforce Development, Human Services Department, and the Oakland Housing Authority. This report has been reviewed by the City Attorney's Office and by the City's Budget Bureau Office.

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: An 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.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Receive An Informational Report On The City Of Oakland's Consolidated Annual Performance & Evaluation Report (CAPER) For Fiscal Year (FY) 2023/24 Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities For Persons With HIV/AIDS, Emergency Solutions Grant, HOME American Rescue Plan And 2023/24 Activities Administered Under Coronavirus Aid Relief & Economic Security Act Funds Allocated Under The Community Development Block Grant.

For questions regarding this report, please contact Hugo Ramirez, Deputy Director, at hramirez2@oaklandca.gov.

Respectfully submitted,

Emily Weinstein
Director,
Department of Housing & Community
Development

Reviewed by:
Greg Garrett, Manager
Community Development &
Engagement

Prepared by:
Ecaterina Burton, Monitoring &
Evaluation Supervisor
Community Development &
Engagement