CITY OF OAKLAND

AGENDA REPORT

TO: Elizabeth A. Lake
Interim City Administrator

FROM: Emily Weinstein,
Director, Housing and
Community Development

SUBJECT: 2025/26 Consolidated Annual Performance & Evaluation Report

DATE: August 24, 2026

City Administrator Approval

Elizabeth Lake (Aug 27, 2026 14:52:14 PDT)

Date: Aug 27, 2026

RECOMMENDATION

Staff Recommends That The City Council Receive The 2025-2026 Informational Consolidated Annual Performance And Evaluation Report (CAPER) For Community Development Block Grant (CDBG), HOME Investments Partnership (HOME), Emergency Solutions Grant (ESG), And Housing Opportunities For Persons With AIDS.

EXECUTIVE SUMMARY

This informational report is to be presented to the public and to the Oakland City Council (Council), the City of Oakland (City) Consolidated Annual Performance & Evaluation Report (CAPER) for Fiscal Year (FY) 2025/26 as required by the United States Department of Housing & Urban Development. Every year, the CAPER covers reporting on the grant-funded activities for the four grants in Table 1 below for the prior fiscal year, to demonstrate to HUD the City is compliant and can receive the annual formula grant allocations. Comprehensive annual reporting on housing and community development activities is done through the City's Housing & Community Development Department (HCD) Annual Housing Programs Informational Report.

In 2025, the HUD Office of Community Planning & Development (CPD) awarded the City a total amount of $14,131,647 under four formula grants as authorized by Council Resolution No. 90785 C.M.S., passed on July 1, 2025, see below **Table 1**.

Table 1. HUD/CPD FY 2025/26 Grant Awards

HUD/CPD Grant	Award
Community Development Block Grant (CDBG)	$7,412,561
HOME Investment Partnerships (HOME)	$2,276,585
Housing Opportunities for Persons With AIDS (HOPWA)	$3,784,714
Emergency Solutions Grants (ESG)	$657,787
TOTAL FY 2024/25 HUD/CPD FORMULA GRANT AWARDS	**$14,131,647**

Consistent with the City's FY 2025/26 – 2029/30 Consolidated Plan (Consolidated Plan), which is implemented through Annual Action Plans (AAPs), CDBG, HOME, HOPWA, and ESG funds were utilized to support the following FY 2025/26 AAP priorities: to benefit low-income (80% area median income and below) Oakland residents, to invest in low-income areas of Oakland, and to assist unhoused residents, small businesses, and low-income persons living with HIV/AIDS through:

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

Approximately 3,294 households received direct benefit from CDBG-, HOME-, HOPWA-, and ESG-assisted programs and activities included in the Consolidated Plan and FY 2025/26 AAP.

The summary is below and the complete FY 2025/26 CAPER is available online for public review.

BACKGROUND / LEGISLATIVE HISTORY

Pursuant to Title 24, Part 91, Section 91.520 of the Code of Federal Regulations (24 CFR 91.520), the City is required to report annually on the progress it has made in carrying out priority goals and strategies of its Consolidated Plan, AAP, and Substantial Amendments to its Consolidated Plan and AAP. Pursuant to 24 CFR 91.105(d) and the City's Citizen Participation Plan, the City must provide a period of not less than 15 days for public review and comment prior to submitting the CAPER to HUD.

The City's FY 2025/26 CAPER includes a description of the investment of available resources, the geographic distribution of investments, the demographic characteristics of households served, actions taken to affirmatively further fair housing, and other actions as planned and approved under the City's FY 2025/26 – 20229/30 Consolidated Plan and FY 2025/26 AAP as amended.

The FY 2025/26 AAP allocated HUD/CPD formula grants awarded to the City under CDBG, HOME, ESG, and HOPWA programs, as authorized by Resolution No. 90785 C.M.S. on July 1, 2025.

A brief summary of the use of the four federal formula grant programs is detailed below:

Community Development Block Grant
CDBG represents the largest share of Oakland's federal formula grant funds and serves as an ongoing funding source for initiatives that directly benefit low-income residents. These include affordable housing and homelessness housing production and preservation activities. CDBG also funds homelessness services and anti-displacement services, such as rental assistance targeted to prevent homelessness, housing-focused legal assistance, and the Code Compliance Relocation Program (Oakland Municipal Code 15.60), which is administered by the HCD and supports tenants who must temporarily relocate due to unsafe or uninhabitable housing conditions.

CDBG also supports economic development activities administered through the City's Economic & Workforce Development (EWD) Department. CDBG is also the primary funding source for the City's owner-occupied home rehabilitation Residential Lending Services (RLS), which promotes safe and stable housing while preserving neighborhood affordability.

HOME Investment Partnerships
HOME funds expand Oakland's affordable housing stock through capital investments in development, acquisition, and rehabilitation of affordable housing. By pairing HOME funds with local resources like the Affordable Housing Trust Fund, the City amplifies its ability to finance large-scale affordable housing projects. These developments expand housing opportunities for Oakland residents while creating jobs and customers for local businesses.

Housing Opportunities for Persons With AIDS
HOPWA provide housing and supportive services to low-income individuals living with HIV/AIDS and their households across Alameda and Contra Costa counties. The City administers the annual formula HOPWA allocation on behalf of the Eligible Metropolitan Statistical Area comprising both Alameda and Contra Costa counties. The City's Community Homelessness Services (CHS) Division in the Human Services Department funds HOPWA project sponsors directly and funds subrecipients Alameda County Department of Housing & Community Development and Contra Costa County, which serve as pass-throughs to other project sponsors. Seventy percent of the annual formula grant is allocated to serve Alameda County households and thirty percent to serve Contra Costa households, consistent with HIV/AIDS prevalence in the two counties.

Emergency Solutions Grants
ESG targets immediate homelessness needs by funding emergency shelters, rapid re-housing programs, and essential services. ESG funds shelter operations and wraparound support, including access to job training, healthcare enrollment, and benefits application. Rapid re-housing initiatives help individuals quickly transition into permanent housing with time-limited rental subsidies and case management.

ANALYSIS AND POLICY ALTERNATIVES

The City's FY 2025/26 CAPER evaluates and reports accomplishments and progress towards six priority goals established under the Consolidated Plan and FY 2025/26 AAP:

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

FY 2025/26 activities reported under these priority goals support and advance HCD's 2023-2027 Strategic Action Plan; HCD's Anti-Displacement Strategic Action Plan; the City's 2023-2031 Housing Element; and the City's Homelessness Strategic Action Plan for addressing homelessness; and the Citywide priorities of housing, homelessness solutions, and economic and cultural security.

While the scopes of the Consolidated Plan and AAP include housing and community development activities carried out with both HUD and non-HUD funding sources**, the focus of this report is on CDBG-, HOME-, HOPWA-, and ESG-funded activities**. As mentioned in the Executive Summary, the CAPER covers reporting on the grant-funded activities for the four formula grants to demonstrate to HUD the City is compliant and can receive the annual formula grant allocations. Comprehensive annual reporting on housing and community development activities is done through the City's Housing & Community Development Department's (HCD) Annual Housing Programs Informational Report.

CAPER highlights for FY 2025/26 are provided below. Demographic data of CDBG-, ESG-, and HOPWA-funded activities are attached in **Exhibit A**. The complete FY 2025/26 CAPER is available online for public review.

FY 2025/26 CAPER Highlights

Affordable Housing – Production

The City uses its HOME funding to produce new, deeply affordable housing. During FY 2025/26, the City advanced its affordable housing goals through both the completion and ongoing development of HOME-assisted projects, with a strong emphasis on Permanent Supportive Housing (PSH) for formerly chronically unhoused residents.

Three new developments were completed and opened, delivering a total of **226 new affordable units**, including **90 units dedicated to households exiting homelessness** through PSH. The completed developments include:

- **The Phoenix** – 101 total units (assisted with $1,424,942 in HOME funds)

- **Friendship Senior Housing** – 50 total units (assisted with $2 million in HOME funds in FY25-26 & $1,841,477 in CDBG funding in 2024)
- **Flicker Housing**- 75 total units (assisted with $237,221 in CDBG funds)

Progress on production of new, deeply affordable housing using all funding sources is detailed in HCD's Annual Housing Programs Informational Report for Fiscal Year 2025/26. For example, **East 12th Senior Circle** which will deliver **67 affordable units**, including **14 PSH units** targeting formerly unhoused seniors. **3135 San Pablo Avenue** which will deliver **72 affordable units**, including **36 PSH units** targeting formerly unhoused seniors. **500 Lake Park** which will deliver **52 affordable units**, including **20 PSH units** targeting formerly unhoused Veterans and Families and individuals.

In addition, **construction progressed on 518 units across 7 developments** that began prior to the program year and are expected to be completed in subsequent years. These pipeline projects further represent the City's commitment to expanding access to quality, affordable housing throughout Oakland and include active participation in **State of California Homekey initiatives and a growing emphasis on incorporating PSH units into the City's affordable housing development pipeline**.

Affordable Housing – Preservation

During FY 2025/26, the City advanced its preservation goals and continued to support the rehabilitation and sustainability of both naturally occurring affordable rental housing and owner-occupied housing aimed at improving housing stability, safety, and accessibility for low-income homeowners. Specifically, the City used CDBG funds to operate three key programs: Home Maintenance and Improvement and Emergency Home Repair loans and Access Improvement and Lead Safe Homes Paint grants.

1. **Major Home Rehabilitation Loans**
    - Zero- to 3%- interest loans up to $250,000 for emergency repairs, deferred maintenance, or correction of code violations
    - 12 owner-occupied homes were rehabilitated
    - $391,400 in lending

2. **Accessibility and Health Hazard Remediation Grants**
    - Up to $40,000 for lead-based paint removal and accessibility improvements; up to $60,000 for projects with wheelchair lift installations
    - 7 projects were completed
    - $334,500 in grants

3. **Minor Home Repair Grants**
    - Up to $5,000 to elderly homeowners for repairs including plumbing, electrical, carpentry, grab bars, railings, water heaters, and locks

- 37 projects were completed
- $157,255 in grants

Altogether, **56 owner-occupied homes benefited from rehabilitation activities** during FY 2025/26, enhancing housing stability for Oakland's most vulnerable residents.

These rehabilitation efforts support the City's broader goal of preserving the existing affordable housing stock, protecting residents from displacement, and ensuring long-term housing quality for Oakland residents.

Protection from Displacement & Homelessness Solutions

Community-Based Services

CDBG

- **East Bay Community Law Center (EBCLC)** provided fair housing legal services to **173 households**
- **Bay Area Community Services (BACS)**, in collaboration with Eviction Defense Center, Black Cultural Zone, Safe Passages, The Unity Council, East Oakland Collective, Eden I&R, and EBCLC, provided **targeted homelessness prevention** services to **272 households** through Keep People Housed
- **East Oakland Community Project (EOCP)** provided temporary shelter and supportive services to **388 individuals** through Crossroads
- **Abode** provided rapid rehousing services to **62 households** through Oakland PATH Rehousing Initiative (OPRI)

HOPWA

- **East Bay Innovations** provided supportive services to 7 **households**
- **EOCP** provided temporary shelter to **40 individuals** and supportive services to **48 households** through Crossroads
- **Eden I&R** provided housing information to 394 **households,** supportive services to 39 households, and permanent housing placement to **2 households**
- **Resources for Community Development** provided supportive services to 17 **households**
- **Alameda County** provided housing to 76 **households**
- **Contra Costa County** provided housing information to 164 **households**, supportive services to 223 **households**, case management to 111 **households**, nutrition assistance to 95 **households**, transportation assistance to 70 households, and placed 19 **households** in permanent housing
- Friendship Senior Housing – 10 total HOPWA dedicated units (assisted with $2 million in HOPWA funds in FY25-26)

ESG

- **EOCP** provided temporary shelter to **389 individuals**
- **Building Futures with Women & Children** provided rapid rehousing services to **81 households with children**
- **St. Mary's Center** provided rapid rehousing services to **33 senior households**

- **First Place for Youth** provided housing navigation & placement and healthcare/mainstream benefits enrollment services to **18 transitional age youth participants**

Code Compliance Relocation Program

The Code Compliance Relocation Program (CCRP; Oakland Municipal Code Chapter 15.60) is designed to ensure that residential tenants receive owner-paid relocation assistance when they must vacate their home due to conditions that threaten health/safety or to repairs that are necessary to bring conditions up to code cannot be completed while it is occupied. During the FY25-26, a total of **251 tenants and property owners were educated on the requirements of CCRP**. CCRP outreach, education, and counseling **facilitated 29 property owners providing relocation payments directly to tenants** in compliance with their obligations under the code. In cases where property owners failed to comply, the City **provided relocation payments to 9 tenant households**, and 24 liens were placed against the properties of non-compliant property owners, most of whom refused to issue relocation payments due to unresolved code violations.

Of the 24 tenant households who received City-provided relocation payments:

- 14 were extremely low-income (0-30% area median income [AMI])
- 6 were very low-income (30-50% AMI)
- 2 were low-income (50-80% AMI)
- 2 were non-low/moderate income (>80% of AMI)
- 10 were female-headed households

Economic Development

EWD's Neighborhood Business Assistance (NBA) Program and Main Street Launch provided the following small business development services:

- **Business counseling, technical assistance, and/or marketing support to 299 small businesses**
- **Loans to 11 small businesses**
- **Assisted small businesses that created or retained 54 jobs**

RELATED PLANNING EFFORTS

These annual, federal entitlement grants support and advance the City's established strategic planning efforts, such as the City's 2023-2031 Housing Element; Homelessness Strategic Action Plan; HCD's 2023-2027 Strategic Action Plan; HCD's Anti-Displacement Strategic Action Plan; to addressing homelessness; and the Citywide priorities of housing, homelessness solutions, and economic and cultural security.

FISCAL IMPACT

This item is for informational purposes only and does not have a direct fiscal impact. The CAPER is a HUD-mandated annual report on the performance and evaluation of activities carried out during FY 2025/26 funded HUD/CPD formula grants and other resources.

Funds awarded under FY 2025/26 HUD/CPD formula grant awards but not expended during that fiscal year will expire in 2033 for CDBG, 2034 for HOME, 2027 for HOPWA, and 2029 for ESG. HCD plans to spend these awards fully by their expiration dates.

PUBLIC OUTREACH / INTEREST

Per Title 24, Part 91, Section 91.105(d)(1) of the Code of Federal Regulations (24 CFR 91.105(d)(1) and the City's Citizen Participation Plan, the City publishes and posts the CAPER online to provide Oakland residents reasonable opportunity to review and provide input/feedback regarding the CAPER. The CAPER is posted on the City's website for public review and comment from August 28, 2026 to September 18, 2026.

Public comments submitted during the 21-day public review period, during and after the September 15 public hearing will be included in the FY 2025/26 CAPER submission to HUD.

COORDINATION

The FY 2025/26 CAPER is submitted in coordination with the Economic & Workforce Development Department, 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.

RACE AND EQUITY

Indicators of housing instability, such as homelessness, eviction, housing quality, displacement migration patterns, etc. disproportionately impact Black Oaklanders. HCD uses the City's racial equity impact analysis process to ensure that programs, policies, and practices avoid perpetuating those disparities.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Receive The 2025-2026 Informational Consolidated Annual Performance And Evaluation Report (CAPER) For Community Development Block Grant (CDBG), HOME Investments Partnership (HOME), Emergency Solutions Grant (ESG), And Housing Opportunities For Persons With AIDS.

For questions regarding this report, please contact Claudia Flores, Community Development & Engagement Manager, at CFlores2@oaklandca.gov.

Respectfully submitted,

Emily Weinstein (Aug 27, 2026 12:13:16 PDT)

Emily Weinstein
Director,
Department of Housing & Community Development

Reviewed by:
Hugo Ramirez, Deputy Director
Department of Housing & Community Development

Prepared by:
Claudia Flores
Community Development & Engagement Manager

Attachment (1):
Exhibit A: Fiscal Year 2025-26 CAPER

Exhibit A: Fiscal Year 2025/26 CAPER Demographic Data Table

Table of assistance to racial and ethnic populations by source of funds

RACE	CDBG	HOME	ESG	HOPWA
American Indian or Alaska Native	51	0	5	5
Asian	54	0	6	14
Black or African American	775	5	320	508
Native Hawaiian or Other Pacific Islander	15	0	16	4
White	286	1	46	355
American Indian or Alaska Native and White*	1	0	0	3
Asian and White *	1	0	0	10
Black or African American and White*	15	0	0	15
American Indian or Alaska Native and Black or African American*	14	0	0	6
Other multiple race combinations greater than one percent*	98	0	84	75
Unknown/Refused to State	0	0	220	286
Subtotal	1,310	6	697	1,281
ETHNICITY				
Hispanic (of any race)	546	0	47	199
Not Hispanic	764	6	430	796
Unknown/Refused to State	0	0	220	286
Subtotal	1,310	6	697	1,281