

# First Substantial Amendment To the City of Oakland Annual Action Plan

*for the HOME American Recovery Plan (HOME-ARP)*



for Fiscal Year  
2021/22

**Second** Draft for Public  
Review, Amended  
5/26/2022

## **SECOND PUBLIC COMMENT & REVIEW**

**APRIL 15, 2022 – APRIL 30, 2022**

City of Oakland  
Department of Housing & Community  
Development  
Fiscal Year 2021/22  
[July 1, 2021 – June 30, 2022]

## Table of Contents

Section	Page
Public Notice	2
Purpose	3
Consultation	5
Public Participation	18
Needs Assessment	28
HOME ARP Activities	53
Use of HOME ARP Funding	56
HOME ARP Production Goals	61
Preferences	63
HOME ARP Guidelines	64
Amended 21/22 AP-38 Sections	67



**PUBLIC NOTICE**  
**NOTICE OF PUBLICATION AND SECOND REQUEST FOR PUBLIC COMMENTS ON**  
**THE CITY OF OAKLAND’S HOME ARP PLAN/FIRST SUBSTANTIAL AMENDMENT TO THE 2021/22**  
**ANNUAL ACTION PLAN**

The Public is invited to review and comment on the **City’s First Substantial Amendment to the 2021/22 Annual Action Plan** for the **HOME American Rescue Plan (HOME ARP) Plan**.

**Availability of the City of Oakland HOME ARP Plan**

	Public Review Period	Website
Substantial Amendment 21/22 AAP – HOME ARP Plan	<i><u>2nd Comment Period</u></i> <b>April 15, 2022 – April 30, 2022</b>	<a href="https://www.oaklandca.gov/news/2021/notice-of-public-hearing-public-review-for-the-city-of-oaklands-2021-22-annual-action-plan-and-first-substantial-amendment-to-the-five-year-consolidated-plan-fy-2020-21-through-2024-25">https://www.oaklandca.gov/news/2021/notice-of-public-hearing-public-review-for-the-city-of-oaklands-2021-22-annual-action-plan-and-first-substantial-amendment-to-the-five-year-consolidated-plan-fy-2020-21-through-2024-25</a>
Substantial Amendment 21/22 AAP – HOME ARP Plan	<i><u>1st Comment Period</u></i> <b>December 1, 2021 – December 31, 2021</b>	

(Any modifications to posting dates will be noted at the link above.)

**Equal Access**

Per the City’s Equal Access Plan and Language Access Program, the Google Translate function is made available on the City’s website providing interpretation of webpage content in eleven languages. Please access the HOME ARP Plan at the weblink provide above.

Oaklanders in need of language access services are able to contact City representatives named on the Language Access Services Contacts list at <https://www.oaklandca.gov/services/find-language-access-services>

**Submission of Written Comments**

Public comments or requests for additional information on the HOME-ARP must be submitted by **April 30, 2022** to the attention of Greg Garrett at [cdbg@oaklandca.gov](mailto:cdbg@oaklandca.gov) with Subject: “Public Comments”. Due to COVID impacts our office is receiving public comments via email only.

To view the **public hearing** for this item, held Tuesday, **December 21, 2021**, please go to: [https://oakland.granicus.com/player/clip/4646?view\\_id=2&redirect=true](https://oakland.granicus.com/player/clip/4646?view_id=2&redirect=true) .

The purpose of this First Substantial Amendment to the 2021/22 Annual Action Plan is to

1. ACCEPT AND APPROPRIATE HOME INVESTMENT PARTNERSHIP (“HOME”) GRANT FUNDS IN THE AMOUNT OF ELEVEN MILLION THREE HUNDRED TWENTY-FIVE THOUSAND NINE HUNDRED FORTY-ONE DOLLARS (\$11,325,941) AWARDED TO THE CITY OF OAKLAND BY THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT UNDER THE AMERICAN RESCUE PLAN (“ARP”) ACT TO PROVIDE HOUSING, RENTAL ASSISTANCE, SHELTER AND OTHER SUPPORT SERVICES TO PERSONS WHO ARE HOMELESS OR AT RISK OF HOMELESSNESS, AND OTHER VULNERABLE POPULATIONS;
2. AUTHORIZE THE CITY ADMINISTRATOR TO PREPARE AND SUBMIT TO THE UNITED STATES DEPARTMENT OF HOUSING & URBAN DEVELOPMENT A HOME-ARP ALLOCATION PLAN AS PART OF THE CITY’S FIRST SUBSTANTIAL AMENDMENT TO ITS FISCAL YEAR (“FY”) 2021-22 CONSOLIDATED ANNUAL ACTION PLAN; AND
3. AUTHORIZING THE CITY ADMINISTRATOR TO AWARD HOME PROGRAM AGREEMENTS FOR ELIGIBLE ACTIVITIES AS SET FORTH IN EXHIBIT A, ATTACHED HERETO, AND THE CITY’S HOME-ARP ALLOCATION PLAN SUBMITTED AS PART OF ITS AMENDED FY 2021-22 CONSOLIDATED ANNUAL ACTION PLAN SUBJECT TO COMPLIANCE WITH ANY APPLICABLE COMPETITIVE BIDDING REQUIREMENTS, WITHOUT RETURNING TO COUNCIL.

The First Substantial Amendment to the 2021/22 AAP :

1. Adds the City of Oakland HOME-American Recovery Plan (ARP) to the appendices of the 2021/22 AAP. For the purpose of public review, the HOME ARP Plan is provided on pages 3 - 27 of the online document for public review.
2. Modifies Section AP-15 of the AAP to add HOME-ARP funds to the funding resource chart; and
3. Modifies Section AP-38 to include Project Summary Information for the HOME-ARP activities.
4. Adds required SF-424, SF-424B and SF 424D forms and other certifications for the HOME ARP grant.

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All other portions of the 2021/22 Annual Action Plan posted at the following link remain unchanged: [https://cao-94612.s3.amazonaws.com/documents/DRAFT2021-2220ANNUAL20ACTION20PLAN20DOCUMENT20-20205201720202120w20cove20and20TOC.pdf\\_dc-update.-docx.pdf](https://cao-94612.s3.amazonaws.com/documents/DRAFT2021-2220ANNUAL20ACTION20PLAN20DOCUMENT20-20205201720202120w20cove20and20TOC.pdf_dc-update.-docx.pdf)

**First Substantial Amendment to the 2021/22 Annual Action Plan**  
*for the*  
**City of Oakland HOME-ARP Allocation Plan**

**Guidance**

- To receive its HOME-ARP allocation, a PJ must:
  - Engage in consultation with at least the required organizations;
  - Provide for public participation including a 15-day public comment period and one public hearing, at a minimum; and,
  - Develop a plan that meets the requirements in the HOME-ARP Notice.
- To submit: a PJ must upload a Microsoft Word or PDF version of the plan in IDIS as an attachment next to the “HOME-ARP allocation plan” option on either the AD-26 screen (for PJs whose FY 2021 annual action plan is a Year 2-5 annual action plan) or the AD-25 screen (for PJs whose FY 2021 annual action plan is a Year 1 annual action plan that is part of the 2021 consolidated plan).
- PJs must also submit an SF-424, SF-424B, and SF-424D, and the following certifications as an attachment on either the AD-26 or AD-25 screen, as applicable:
  - Affirmatively Further Fair Housing;
  - Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan;
  - Anti-Lobbying;
  - Authority of Jurisdiction;
  - Section 3; and,
  - HOME-ARP specific certification.

## Consultation

*Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state's boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.*

### **Summarize the consultation process:**

The City of Oakland Department of Housing and Community Development conducts ongoing community engagement and stakeholder outreach on a consistent basis to help guide its strategic priorities, coordinate funding and services, and ensure its activities respond to the needs of the most vulnerable populations in Oakland. Community engagement includes stakeholders such as nonprofit agencies, social services providers, local Continuum of Care (CoC) providers, housing developers, homeless providers, local public housing agency, and City of Oakland departments.

Specifically, the consultation process for the HOME ARP Plan and Application submitted as the First Substantial Amendment to the City of Oakland FY 2021/22 AAP can be broken down into the following five phases:

1. **Community Needs Assessment:** In this phase, the City of Oakland met with dozens of stakeholders to better understand community needs and the factors that pose the greatest risk to homeless for all qualifying populations. This phase was conducted in 2020 to set the priorities and funding activities for the City of Oakland's Five-Year Consolidated Plan for fiscal years (fy) 2020/21-2024/25. These meetings included a review of data including Alameda County Point in Time Homeless Counts 2019, City of Oakland Department of Human Services Permanent Access To Housing (PATH) framework, Every-one Home Continuum of Care Plan, etc. The process included townhall style meetings, dozens of small group meetings with presentations, discussion and comments from residents and stakeholders.
2. **City of Oakland's Five Year Consolidated Plan for fiscal years (fy) 2020/21 – 2024/25 and the 2021/22 Annual Action Plan (AAP):** The City of Oakland Department of Housing & Community Development serves as the administrator of federal funds for the City of Oakland. As such, the City led community stakeholder conversations to discuss not only the anticipated HOME-ARP funds but also the availability of all local and federal funds received by the City being contemplated for homeless services, affordable housing, community development activities or facilities. Therefore, in this phase, an extensive

community engagement process was conducted from July 2019 - June 2020 for the 5 Year Consolidated Plan and from July 2020-June 2021 to develop the fiscal year 2021/22 Annual Action Plan update to the City of Oakland's Five Year Consolidated Plan for fiscal years 2020/21-2024/25. Organizations and individuals representing all four HOME-ARP qualifying population (QP) groups and the groups identified as required in the HUD Notice CPD-21-10 were invited including: homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities. The process included townhall style meetings, dozens of small group meetings with presentations, discussion and comments from residents and stakeholders.

Public review for the for City of Oakland's Five Year Consolidated Plan for fiscal years (fy) 2020/21-2024/25, which included Coronavirus Aid, Relief & Economic Security (CARES) Act funds for the Round 1 Emergency Solutions Grant (ESG-CV) and Housing Opportunities for Persons With AIDS (HOPWA\_CV) was held between June 22, 2020 – June 29, 2020. Per the April 9, 2020 HUD CPD Memorandum<sup>1</sup>, HUD waived the 24 CFR 91.105 30 day public comment period for the Con Plan and 20/21 AAP, amending the 30 day public comment period to "not less than 5 days" for public review and feedback. The City of Oakland followed its Public Participation requirements and the April 9, 2020 CPD Memorandum (CARES Flexibilities) which allows for a public comment period of not less than 5 days. The City of Oakland exceeded that timeframe for a public noticing period, providing 7 days for the public review process. The City of Oakland made available translation services at all public meetings upon request and City websites can be used by visually impaired individuals and those desiring language translation via Google-Translation function of the City's website.

A Notice of Public Hearing for the Con Plan was published in the East Bay Times, The Post, El Mundo, and Sing Tao news publications providing dates of the public review and comment period for the Five-Year Consolidated Action Plan/2020/21 AAP, as well as the date, location and time of the public hearing. Said postings were provided in English, Spanish, and Chinese. The Con Plan & 2020/21 AAP document was posted June 22, 2020 and made available on the City's website. Upon request, the Plan was made available via email or hard copy. In addition to the newspaper, website, and Oakland Legistar noticing, this information was also forwarded via email to various contact lists ranging from community members, City Council, stakeholders, District/community boards, and City Departments.

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<sup>1</sup> <https://www.hud.gov/sites/dfiles/CPD/documents/CARES-Act-Flexibilities-CDBG-Funds-Used-Support-Coronavirus-Response.pdf>

Public review for the 21/22 Annual Action Plan was held between April 29, 2021-May 29, 2021. The City of Oakland followed its Public Participation requirements The City of Oakland provided translation services at all public meetings upon request and City websites can be used by visually impaired individuals.

A Notice of Public Hearing regarding the 2021/22 Annual Action Plan was published in the East Bay Times, The Post, El Mundo, and Sing Tao news publications in English, Spanish, and Chinese providing dates of the public review and comment period for the 2021/22 AAP as well as the date, location and time of the public hearing. The 2021/22 AAP is made available online at:

<https://www.oaklandca.gov/services/annual-action-plan-21-22>

In addition to the newspaper, website, and Oakland Legistar noticing, this information was also forwarded via email to various contact lists ranging from community members, City Council, stakeholders, District/community boards, and City Departments. A virtual community meeting was also held prior to the public hearing date to present the 2020/21 annual action plan and receive public comment.

On June 30, 2020 the City of Oakland City Council approved the City of Oakland's Five Year Consolidated Plan for fiscal years (fy) 2020/21 – 2024/25 per Oakland City Council Resolution No. 88202. The 2021/22 Annual Action Plan was approved by City Council Resolution No. 88709<sup>2</sup> on June 15, 2021.

3. HCD Strategic Action Plan: In the beginning of 2020, HCD leadership launched an extensive stakeholder listening effort. Leading with our values of diversity and innovation, staff sought to “turn outward” and engage stakeholders. HCD staff convened small group meetings (in person and then virtual), interviews and one-on-ones with the diverse stakeholders. Additionally, seeking to bring a data-driven and innovative approach to housing challenges, HCD partnered with Stanford University's Changing Cities Research Lab, the Federal Reserve Bank of San Francisco, and University of Pennsylvania's Department of Regional and City Planning to provide data and analysis about Oakland and its residents. During this phase of the consultation process, the City of Oakland Housing and Community Development Department engaged in a strategic planning process that included meeting with dozens of affordable housing organizations, homeless service and homeless housing providers as well as internal City of Oakland departments. The strategic planning process resulted in a strategic funding and implementation framework entitled the “Three Ps: Protection, Production and Preservation”. As part of this framework,

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<sup>2</sup> Oakland City Council Resolution 88709 & Report - <https://oakland.legistar.com/LegislationDetail.aspx?ID=4972263&GUID=1809AA18-4A7A-460A-AA1D-D7C962D9DF93&Options=ID|Text|&Search=annual+action+plan>



the City of Oakland Housing and Community Development Department anticipated HOME Key funds as a source and intentionally pursued these funds making HOME ARP funds part of the implementation plan for the HCD Strategic Action Plan to help meet Regional Housing Needs Assessment (RHNA) housing targets while targeting projects that result in immediate housing solutions, especially for those unhoused, at risk of homeless, housing instability – including all qualifying populations under HOME ARP.

4. **Ongoing Funding and Service Coordination:** An integral component to the City of Oakland’s consultation process is an ongoing effort to coordinate and align funding and services amongst stakeholders. This creates a real-time feedback loop to inform program decisions and funding plans. The results of these coordination meetings between City of Oakland departments, Alameda County Continuum of Care partners, housing providers, the City of Oakland Housing Authority and housing and homelessness advocates is to align the work on the ground with the funding plans and amendments developed by the City of Oakland and submitted to HUD. From 2021-2023 the City of Oakland conducted regular meetings with stakeholders, service and housing providers, the seven Council District Boards, Oakland Housing Authority, Alameda County Continuum of Care, Economic Development Workforce Development, Oakland Race & Equity Department, other City departments, and agencies and groups referenced in the consultation portion of this report to review the progress of the AAP. The result of these meetings allowed for the City to adapt to the availability of new federal funding resources such as ERAP and HOME-ARP and amend their plans accordingly.
5. **2021/22 AAP for the 2021/22 HOME Investment Partnerships American Rescue Plan (HOME ARP) Application and HOME-ARP Plan Amendment:** The fifth phase of the consultation process was exclusive to the use of HOME ARP funds and the First Substantial Amendment to the 2021/22 Annual Action Plan (AAP) which included recommendations for the use of HOME ARP. In this phase of the consultation process which was held between February 2020 – June 30, 2021, a diverse cross section of community members and organizations representing QPs participated including associations, homeless service advocates and providers, housing authority staff, persons with lived homeless experience, faith-based groups, domestic violence service providers, disability advocates and other non-profits to provide direct input into the HOME-ARP Plan.

In the beginning of 2020, HCD leadership launched an extensive stakeholder listening effort. Leading with our values of diversity and innovation, staff sought to “turn outward” and engage stakeholders. HCD staff convened small group meetings (in person and then virtual), interviews and one-on-ones with the diverse stakeholders. Additionally, seeking to bring a data-driven and innovative approach to housing challenges, HCD partnered with Stanford University’s Changing Cities Research Lab, the Federal Reserve Bank of San Francisco, and University of Pennsylvania’s Department of Regional and City Planning to provide data and analysis about Oakland and its residents.

On November 30, 2021 emails were sent to all members of the Alameda County Continuum of Care (CoC) and to other organizations representing all four QPs and the groups identified as required in the HUD Notice CPD-21-10 including: homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities. A summary of the groups consulted is included in the consultation matrix.

The City of Oakland developed the draft HOME-ARP Plan by following its Public Participation requirements and CPD Notice 21-10 which allows for a 15-day public comment period. The City of Oakland exceeded that timeframe for a public noticing period of 25 days (December 6, 2021 through December 31, 2021). The City of Oakland provided translation services at all public meetings upon request and City websites can be used by visually impaired individuals.

The First Substantial Amendment to the 2021/22 Annual Action Plan (AAP) which included recommendations for the use of HOME ARP was approved on December 21, 2021 per Oakland City Council Resolution No. 88977 CMS. Please see attached excerpt from the City Council Staff Report and City Council Resolution 88977 which highlights their actions.

Finally, as part of the fifth consultation phase, in April of 2022, the City of Oakland conducted public outreach to amend the HOME-ARP Plan. In this phase it was necessary to gather feedback on those proposed changes. The City of Oakland followed its Public Participation Plan and on April 15th, emails were sent to organizations representing all four QPs and the groups identified as required in the HUD Notice CPD-21-10 including: homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

In April, 2022 The City of Oakland followed its Public Participation requirements and CPD Notice 21-10 which allows for a 15-day public comment period. The City of Oakland provided translation services at all public meetings upon request and City websites can be used by visually impaired individuals as well as those requiring translation of Oakland webpages.

A summary of the groups consulted throughout the five phase consultation process can be found in the consultation matrix.

See Table 1 below for further detail.

***List the organizations consulted, and summarize the feedback received from these entities.***

**Table 1**

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback Themes
East Bay Housing Organization (EBHO)	EBHO-member-driven organization made up of 500 local organizations and community leaders working to preserve, protect, and create affordable housing opportunities for all, particularly low-income communities in the East Bay by educating, advocating, organizing, and building coalitions. This Organization seeks to serve all qualifying populations with the value that “housing is a human right” that should be free of discriminatory, unfair and racist policies. This collaboration brings together organizations, community leaders, Bay Area city government, housing advocates and practioneers serving the four qualifying populations.	August 2021 public presentation at member meeting <ul style="list-style-type: none"> <li>solicit feedback on the City’s funding strategies, including use of HOME-ARP funds</li> </ul>	<ul style="list-style-type: none"> <li>Use HOME-ARP for permanently affordable housing including Homekey projects</li> <li>Ensure New Construction NOFA is funded through HOME-ARP or other sources</li> <li>General support for City's funding strategies for all qualifying populations.</li> <li>Need for affordable housing for all, as a human right.</li> </ul>

<p>Economic &amp; Workforce Development, City Planning &amp; Building, Human Services</p>	<p>City Department Mission to increase investment in Oakland in a way that contributes to the growth of the City's economy, fosters sustainability and expand job opportunities for <b>all</b> residents and enhances the City's sense of place and quality of life. Through EWD real estate development and economic development strategies EWD serves all qualifying populations. Though real estate development deals attracting developers to build or include affordable housing units, EWD primarily serves low-income at risk of homeless.</p>	<p>Bi-weekly meetings from May 2021 to present</p> <ul style="list-style-type: none"> <li>• Regular and ongoing strategic collaboration</li> <li>• Funding planning and coordination</li> </ul>	<ul style="list-style-type: none"> <li>• Identify funding opportunities across departments to prioritize City-funded affordable housing projects, including HOME ARP, Homekey &amp; other sources</li> <li>• Identify administrative streamlining opportunities for affordable housing</li> <li>• Discussed housing needs for all economic levels including low income (Extremely low - to moderate-income) and special needs households (this includes all four qualifying populations)</li> </ul>
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Oakland Department of Human Services Department (HSD)	<p>Local Government City Department</p> <p>Community Housing Services division of HSD primarily serves homeless, at risk of homeless, veteran and other qualifying populations to prevent a family's homelessness or serve those with greatest risk of instability such persons with AIDS and their families.</p>	<p>Regular meetings (at least monthly)</p> <ul style="list-style-type: none"> <li>Housing and Homeless Service Coordination.</li> </ul> <p>Twice per year for Annual Action Plan Coordination.</p> <ul style="list-style-type: none"> <li>Input on programs, planned activities and strategies, Anti-Poverty input, Special Needs activities</li> </ul>	<ul style="list-style-type: none"> <li>Funding should be prioritized for homeless and homeless prevention activities.</li> <li>Activities should be coordinated across programs including Continuum of Care, Supportive Housing Program; HOPWA, HOME, HOME ARP, CDBG, CDBG-CV, HOPWA-CV, ESG, and ESG-CV.</li> <li>Updates to Permanent Access To Housing (PATH) Framework, drivers of homelessness and documented interventions needed for deeply affordable (35%) &amp; permanent supportive housing (15%), rapid re-housing (30%) and prevention (20%)</li> <li>\$123M/year and \$220M one-time capital needed to support interventions and strategies of the PATH Framework.</li> </ul>
All-City Workgroup (Alameda County HCD +Local Jurisdictions)	<p>Local Government: Housing Services - Housing Services-homeless</p> <p>Primary qualifying populations served are homeless and those at risk of becoming homeless.</p>	Bi-weekly meetings	<ul style="list-style-type: none"> <li>Implement best practices for housing and homeless housing interventions</li> <li>Coordinate Funding for Countywide and neighboring city strategies for use of HOME-ARP funds towards capital</li> <li>Discussion around potential operating subsidy for Homekey and New Construction affordable housing projects. New Construction Affordable Housing NOFA included HOME ARP, serving all four populations</li> </ul>

East Bay Community Law Center	<p>Fair Housing and Fair Chance to Housing (Beneficiaries of both programs fall under the fourth qualifying population “Other populations where providing supportive services or assistance would prevent a family’s homeless or serve those with greatest risk of instability”)</p>	<p>Regular meetings</p> <ul style="list-style-type: none"> <li>• Progress updates on the Fair Chance To Housing Ordinance Program benefiting community members returning from the criminal justice system</li> <li>• Fair Housing activities</li> </ul>	<ul style="list-style-type: none"> <li>• Demand for pilot Fair Chance Access To Housing Ordinance program is currently not high as expected.</li> <li>• Continued operation of the Fair Chance Ordinance Program will require greater outreach efforts to increase impact of program.</li> <li>• Opportunity for community education for both Fair Chance and Fair Housing.</li> <li>• Fair housing and Fair Chance Ordinance supports to homeless prevention for all low- to moderate-income households (all qualifying populations) and those formerly incarcerated</li> </ul>
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Emergency Rental Assistance Program (ERAP)	<p>Local government; Rental Assistance Providers; Outreach Agencies; and housing related legal services.</p> <p>Assist qualifying populations at risk of instability or at risk of homelessness due to lack of resources to pay outstanding rent due.</p>	<p>Weekly ERAP Partner meetings</p> <ul style="list-style-type: none"> <li>COVID Related Emergency Rental Assistance, housing stability and housing related legal services.</li> </ul>	<ul style="list-style-type: none"> <li>COVID related Rental Assistance needs of the community by race, ethnicity, income level and zip code.</li> <li>Greatest need for housing stability and rental assistance for those who are Black and LatinX</li> <li>Target Population of Oakland's ERAP program, Residents with 30% AMI or below, most vulnerable to homeless due to income and prior episodes of homelessness, most in need of housing stability services, HOME ARP qualifying population #4.</li> </ul>
Alameda County Health Services	<p>Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency</p> <p>Primarily serves 2 qualifying populations: homeless and at risk of homelessness.</p>	<p>Monthly Scheduled Meetings</p> <ul style="list-style-type: none"> <li>Coordination among local and Alameda County homeless service strategies</li> </ul>	<ul style="list-style-type: none"> <li>Input to local and Alameda County homeless Services Strategies (EveryOne Home and Oakland Permanent Access To Housing (PATH) Strategies</li> <li>HIV/AIDS, Behavioral Health and Mental Health Goals connected to HIV/AIDS and Homeless Housing Services.</li> <li>Special Needs populations</li> <li>Housing and support needs of these populations at risk of homelessness or experiencing homelessness.</li> </ul>

EveryOne Home	<p>Alameda County Continuum of Care (CoC)</p> <p>County-wide commitment to ending homelessness; funding to quickly rehouse homeless people; and helping people access mainstream services. Supports:</p> <ol style="list-style-type: none"> <li>1 A community that address homelessness,</li> <li>2. HUD funding for homeless housing &amp; services,</li> <li>3. System of Service &amp; housing interventions for short and long term for people experiencing homelessness.</li> </ol> <p>Provides coordinated entry in the operation of the CoC all of which serves all qualifying populations through support of supportive housing, homeless, HIV/AIDS and rapid rehousing programs and activities.</p>	<p>Scheduled Regional meetings (Alameda County HCD, City of Berkeley and City of Oakland)</p> <ul style="list-style-type: none"> <li>• Discuss regional issues affecting all three entitlement jurisdictions</li> <li>• Coordinate HOPWA and Continuum of Care consultations.</li> <li>• Point In Time Homeless Count Coordination</li> </ul>	<ul style="list-style-type: none"> <li>• Provided Updates to EveryOne Home Plan: A Strategic update to the EOH Plan to end homelessness and establish 5-year plans based on data to benefit needs assessed for populations that are homeless, chronically homeless, homeless veterans, homeless with serious mental issues, living with HIV/AIDS, victims of domestic violence &amp; human trafficking, and populations to provide services that prevent homelessness.</li> <li>• Created annual HOPWA Goals and Objectives for Alameda County.</li> <li>• Provided PIT homeless count (2019) that informs a portion of the needs assessment of the HOME ARP Plan</li> <li>• Conducted the 2022 PIT Homeless Count.</li> </ul>
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<p>Housing &amp; Community Development (HCD) Plan Stakeholders*</p>	<p>Foundations, Research, Non-Profit Providers, City Council, City Departments, Office of the Mayor, Race &amp; Equity, California Housing Partnership, Fair Housing.</p>	<p>Small Group Meeting, Interviews, and One on Ones</p> <ul style="list-style-type: none"> <li>• Provide data and analysis Oakland Housing needs.</li> <li>• Set departmental priorities for the HCD Strategic Plan</li> <li>• Review HCD Strategic Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Discussions provided data and analysis about Oakland and its residents for the City of Oakland 2021-2023 HCD Action Plan Needs Analysis</li> <li>• Prioritize 3 Ps in Department Strategic Plan <ul style="list-style-type: none"> <li>○ Protection</li> <li>○ Preservation</li> <li>○ Production</li> </ul> </li> </ul> <p>Data Driven Needs Analysis &amp; Plan with a racial equity lens to address historic racial inequity in housing, create housing for extremely low income residents, target COVID relief responses, prevent displacement of Oakland residents, end family homelessness in Oakland, and create moderate-income &amp; home ownership opportunities.</p> <p>Identifies implementation and funding plans (including funding gaps &amp; the use of HOME ARP funds and 9 other fund sources for affordable housing needs over next 2 years) shifting focus to invest 50% of resources into acquisition/conversion and preservation opportunities and 50% into new construction as funding allows.</p> <p>Additional subsidy needed \$307,032,000 to produce units need to create housing security for all Oakland residents.</p> <p>*See additional stakeholder information below.</p>
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Alameda County Entitlement Jurisdictions	<p>Regional Government Organizations</p> <p>Establishes fair housing goals, metrics and milestones for homeless, displaced or at risk, victims of domestic violence, and persons with HIV/AIDS benefitting the 5 qualifying populations</p>	<p>Regularly Scheduled Regional Meetings of Jurisdictions and Community Meetings prior to the Oakland 2020/21 – 2024/25 Five Year Consolidated Plan</p> <ul style="list-style-type: none"> <li>• Opportunities to increase fair housing choices across the County</li> <li>• Analyze findings of County wide Fair Housing Assessment</li> </ul>	<ul style="list-style-type: none"> <li>• Formed a countywide effort to increase fair housing choices for residents across the county.</li> <li>• Completed an Analysis of Impediments to Fair Housing Choice across the region</li> <li>• Importance of coordinated countywide effort to increase fair housing choices for residents across the county.</li> <li>• Analysis of Impediments to Fair Housing Choice across the region.</li> <li>• Summary of findings and needs assessment support Oakland HOME ARP Plan</li> </ul>
Oakland Housing Authority OHA	<p>Public Housing Authority</p> <p>OHA serves the Homeless &amp; Victims of Domestic Violence qualifying population (qp) through its OPRI subsidy program; serves At Risk qp through Emergency housing vouchers. Serves Veterans through its Veterans Affairs Support Housing Program and all programs for families at risk of instability or in need of services to prevent homelessness.</p>	<p>Annual Consultation of Plans (2x year)</p>	<ul style="list-style-type: none"> <li>• Analysis and discussion of public housing concerns, needs and analysis</li> <li>• Identified opportunities for ongoing coordination of public and affordable housing efforts</li> <li>• Agreed upon the number of units to be developed or funded during the year.</li> <li>• OHA Plans for Making Transitions Work (MTW) and Non-MTW public housing and housing services to veterans, disabled, homeless, special needs, and at risk populations, domestic violence victims (emergency housing vouchers).</li> </ul>

Low- and Moderate-Income Residents	Oakland Residents  Beneficiaries of services in Oakland benefitting the 5 qualifying populations	Virtual Town-hall Public Hearing Public review and feedback for the 2020/21 – 2024/25 Consolidated Plan and 2021/22 AAP and Substantial Amendment for HOME ARP Application	<ul style="list-style-type: none"> <li>Public review and feedback for the 2020/21 – 2024/25 Consolidated Plan and 2021/22 AAP.</li> <li>Community support of the HOME ARP application and Annual Action Plan</li> <li>Plan shared with public service agencies, general public, residents in low-and moderate-income Areas, and stakeholders.</li> </ul>
Department of Housing & Community Development Stakeholders (including CBOs, City Council members, City Departments, Housing Authority, Race & Equity team, etc.) (See Table 2 Below)	Housing Stakeholder Body  Stakeholders listed in Table 2 serve the four qualifying populations.	One-on-One Meetings Small Group Meetings Interviews	<ul style="list-style-type: none"> <li>Creation of the City's Housing &amp; Community Development Department 2021 - 2023 Strategic Action Plan.</li> <li>Adopted "Three P" (3P) approach to housing, generated by Committee to House The Bay Area (CASA) strategic framework. Three Ps: Protection, Preservation and Production</li> <li>Produced a Plan informed by data and stakeholder input</li> <li>Centers Race &amp; Equity in "how" the City implements housing 3P activities.</li> </ul> <p>See "Housing &amp; Community Development (HCD) Plan Stakeholders" above.</p>

*Table: 2021-2023 City of Oakland HCD Action Plan - Stakeholder Consultation*

## Public Participation

The City of Oakland HCD conducts ongoing community engagement and stakeholder outreach on and consistent basis to help guide its strategic priorities, coordinate programs, and ensure its program activities reflect the needs of the most vulnerable populations in Oakland. Input from stakeholders listed in Tables 1 and 2 were incorporated into the City of Oakland Fiscal Year (FY ) 2021/22 Annual Action Plan and the HOME ARP Plan and Application submitted as the First Substantial Amendment to the City of Oakland FY 2021/22 AAP.

The City of Oakland has been strategic and intentional in coordinating internally through inter-departmental work and planning as it relates to development of housing needs for HOME ARP

qualifying populations listed above through coordination of funding, administration and resources.

The major take-aways from these meetings is the need to support and prioritize the most vulnerable populations of Oakland as it relates to housing, providing housing solutions for households who meet the qualifying populations, including those at risk of becoming homeless, particularly those currently housed with incomes of 80% Area Median Income (AMI) and below with high rent burdens.

Further discussions and consultation occurred between Oakland and Oakland HCD Strategic Plan Stakeholders, providing an updated strategic framework and targeted actions to meet the housing challenges of Oakland for 2021 - 2023. While it is the function of City leadership to set the vision, the implementation of these actions employed the full-throttle support of Oakland's many diverse stakeholders to rise to the challenge of making quality opportunities available to all its residents and to address systematic housing inequity.

In the development of the HCD Strategic Plan, a "Three P" approach to housing: Protection, Preservation and Production, HCD leadership launched an extensive stakeholder listening effort leading with our values of diversity and innovation.

HCD Convened small group meetings (virtual & in person), interview, and one-on-ones with diverse stakeholders internal and external to the City. Additionally seeking to bring a data-driven and innovative approach to housing challenges, HCD partnered with Stanford University's Changing Cities Research Lab, the Federal Reserve Bank of San Francisco and University of Pennsylvania's Department of Regional and City Planning to provide data and analysis about Oakland, its residents and needs. See Table 2 below for a list of stakeholders.

**Table 2 - HCD Strategic Plan Stakeholders**

<b>HCD Action Plan Stakeholders Consultation 2020-2021</b>	
<p>Bay Area 4 All (BA4A) Preservation Table (City of Oakland)</p> <ul style="list-style-type: none"> <li>• Alliance of Californians for Community Empowerment (ACCE)</li> <li>• Asian Pacific Environmental Network (APEN)</li> <li>• Causa Justa :: Just Cause (CJJC)</li> <li>• East Bay Asian Youth Center (EBAYC)</li> <li>• East Bay Housing Organizations (EBHO)</li> <li>• Oakland Community Land Trust (OakCLT)</li> <li>• Public Advocates</li> <li>• Urban Habitat</li> <li>• Great Communities Collaborative (GCC)</li> <li>• OPAC (see above)</li> </ul> <p>The California Housing Partnership</p> <p>Community Housing Development Corporation (CHDC)</p> <p>East Bay Community Law Center (EBCLC)</p> <p>East Bay Housing Organization (EBHO)</p> <p>Enterprise Community Partners</p> <p>Housing Accelerator Fund (HAF)</p> <p>Just Cities</p> <p>Local Initiatives Support Corporation</p> <p>The Non-Profit Housing Association of Northern California (NPH)</p> <p>Oakland Property Acquisition Collaborative (OPAC)</p> <ul style="list-style-type: none"> <li>• Enterprise Community Partners (support)</li> <li>• Oakland Community Land Trust</li> <li>• Richmond Neighborhood Services</li> <li>• East Bay Asian Local Development Corporation</li> <li>• Housing Consortium of the East Bay</li> </ul> <p>San Francisco Foundation</p> <p>Stanford University – Changing Cities Research Lab (CCRL)</p> <p>University of California, Berkeley – Turner Center</p> <p>University of Pennsylvania – The Housing Initiative at Penn</p>	<p><b>City of Oakland Departments</b></p> <p>City Council</p> <p>Economic and Workforce Development</p> <p>Homeless Services</p> <p>Housing and Community Development</p> <p>Oakland Housing Authority</p> <p>Office of the City Administrator</p> <p>Office of the Mayor</p> <p>Planning and Building Development</p> <p>Race and Equity</p>

*PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior to submission.*

**Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:**

*Description:*

#### **Four Step Public Participation**

The City of Oakland provides for and encourages public participation in the development of the Five-Year Consolidated Plan (Con Plan), the Annual Action Plan (AAP), and Substantial Amendments to either the Con Plan or AAP (Substantial Amendment).

The City of Oakland’s process for public engagement is a rigorous four step process that includes outreach and engagement of housing stakeholders, program partners, internal and external agencies, and beneficiary populations, while also meeting the required public noticing process described below. The City of Oakland encourages participation of minorities, people who do not speak English, people with disabilities, Oaklanders with low- and moderate-incomes or living in low- and moderate-income areas through the following four tiers or steps of community engagement and public noticing:

1. **Public Notice** – Public Notices are placed in local newspaper publications considered most accessible to Oaklanders with low- and moderate-incomes and non-English Speaking residents.
2. **Community Outreach** – Staff maintains and updates a community list of stakeholders, non-profit agencies and community boards. Emails are forwarded to each contact listed to notify the availability of said Plan for public review and comment.
3. **Public Comments & Community Feedback** - Said Plans (AAP, Con Plan or Substantial Amendment ) are posted online for not less than the mandatory Federal public review period. Oaklanders are provided an email address, phone number and/or mailing address to forward public comments and feedback to regarding said Plan for the designated period.
4. **Public Hearing** - For City Council and public review, a Council Report and Legislation, summarizing said Plan is made available to the public through Oakland Legistar (<https://oakland.legistar.com/Calendar.aspx>) where meeting dates, agendas, reports, and related legislation are made available. Council Meetings for said Plans are held as a public hearing items. All public comments are recorded and made part of said plan. Summary of said Plan includes but not limited to:

- A. Summary of Planned Activities
- B. Project titles
- C. Project descriptions
- D. Fund source(s) and Estimate Amounts
- E. Description and estimate number of persons or areas to be served
- F. Performance period
- G. Any required certifications

### **Equal Access**

City of Oakland, under the Equal Access To Services Ordinance (City Ordinance No. 12324) provides meaningful access of information and services related to City programs and activities to members of the public who have Limited English Proficiency (LEP). The City uses bilingual employees, interpreter, translators, telephone, internet, video interpretation and translated materials. Based on United States Census Bureau's American Community Survey for LEP data the two highest non-English speaking groups meeting the 10,000-threshold are Spanish and Chinese.

Oaklanders in need of language access services are able to contact City representatives named on the Language Access Services Contacts list at <https://www.oaklandca.gov/services/find-language-access-services>.

Public Notices posted in newspapers are published in English, Spanish, and Chinese news publications; Spanish and Chinese being the top two non-English speaking populations in Oakland. Said Plans are posted on the City's website. Per the City's Equal Access Plan and Language Access Program, the Google Translate function is made available on the City's website providing interpretation of webpage content in eleven languages.

For City Council meetings and public hearings, Oakland residents needing special assistance to participate in Oakland City Council and Committee meetings are encouraged to contact the Office of the City Clerk and when possible, notify the City Clerk 5 days prior to the meeting so that reasonable arrangements can be made to ensure accessibility. This notice is included in each

Agenda posted in Oakland Legistar, including City Clerk contacts as follows:

Office of the City Clerk - Agenda Management Unit Phone: (510) 238-6406

Fax: (510) 238-6699

Recorded Agenda: (510) 238-2386 Telecommunications Relay Service: 711

Citizen Participation For the HOME ARP Application:

- ***First Public Comment Period:***  
***Start date – December 6, 2021***  
***End date – December 31, 2021***

- **Second Public Comment Period:**

*Start date – April 15, 2022*

*End date – April 30, 2022*

The First Substantial Amendment to the City of Oakland 2021/22 AAP to add the HOME ARP Plan is posted on the City of Oakland's website at <https://cao-94612.s3.amazonaws.com/documents/first-substantial-Amendment-to-the-2021-22-AAP-for-the-HOME-ARP-PLAN.pdf>

**Public hearing (held):**

Public hearing for the HOME APR Plan was held December 21, 2021, at the Oakland City Council meeting convening at 1pm via Zoom. – Virtual Public Hearing.

Public participation and viewing instructions of the December 21, 2021, public Hearing were provided at <https://www.oaklandca.gov/services/annual-action-plan-21-22> in eleven languages via Google Translate function as follows:

1. Go to <https://oakland.legistar.com/Calendar.aspx>
2. Select the "Agenda" icon for the December 21, 2021, City Council meeting
3. Updated Zoom link, dial-in and KTOP access instructions are provided in the agenda for the December 21, 2021, Council Meeting/Public hearing.
4. Additional instructions provided in the Agenda Packet for participation in the Council Meeting/Public Hearing as follows:
  - a. Those in need of special assistance to participate in Oakland City Council and Committee meetings please contact the Office of the City Clerk. When possible, please notify the City Clerk 5 days prior to the meeting so we can make reasonable arrangements to ensure accessibility. City Clerk Phone: 510.238.6406, Fax: 510.238.6699, Telecommunications Relay Service: 711

While special assistance to the public was made available, consistent with the City of Oakland's Equal Access To Services Ordinance, there were no requests for special assistance (LEP or ADA) for this meeting.

Language access services: <https://www.oaklandca.gov/services/find-language-access-services>

Direct link to the December 21, 2022 HOME ARP public hearing video is provided below.  
[https://oakland.granicus.com/player/clip/4646?view\\_id=2&redirect=true](https://oakland.granicus.com/player/clip/4646?view_id=2&redirect=true)

**Describe any efforts to broaden public participation:**

A PJ (Participating Jurisdiction) must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Public outreach related to the First Amendment to the City of Oakland's FY 2021-2022 AAP for the HOME-ARP Plan has involved broad engagement with community-based agencies, affordable housing organizations, and Oakland residents through the City's Citizen Participation process and Consultation process.



The HOME ARP Plan is made available for public review and comments for not less than a fifteen-day period prior to submitting the plan to HUD. Staff has made the HOME ARP Plan available for more than fifteen days from December 6, 2021 – December 21, 2021.

Public notices regarding the HOME APR Plan have been posted in English, Spanish and Cantonese in the *East Bay Times*, *El Mundo*, *The Post*, and *Sing Tao* news publications serving the general Oakland population and those residents living in low- and moderate-income areas of Oakland.

Public notice of the HOME ARP Plan is also forwarded via email blasts to Oakland residents, non-profits, shareholders, EOH participants, Oakland Community Development District Boards, City departments, including entities consulted with prior to the submission of the HOME ARP Plan.

An opportunity for public participation convened at the Public Hearing portion of the Oakland City Council held on December 21, 2021. City Council will provide attendees and interested parties the opportunity to respond to the posted First Substantial Amendment to the City of Oakland 2021/22 AAP to add the HOME ARP Plan and provide feedback in an open public forum. Said Public Hearing was recorded and available online for future viewing. A Summary of all comments will be included in the final submission of the HOME ARP Plan prior to submitting to the U. S. Department of Housing & Urban Development.

A second public review and comment period was conducted from April 15, 2022 through April 30, 2022. Public notice was provided. In the same news publications listed above for the December 2021 posting in the same languages.

The amended HOME ARP Plan posted in April 2022, was posted on at City of Oakland landing web page, to allow online viewers to access the HOME ARP Plan in the readers preferred language via Google-Translate at:

<https://www.oaklandca.gov/news/2021/notice-of-public-hearing-public-review-for-the-city-of-oaklands-2021-22-annual-action-plan-and-first-substantial-amendment-to-the-five-year-consolidated-plan-fy-2020-21-through-2024-25>

Please see matrix for public hearing, public notices and assigned webpages:

Public Review Period	April 1, 2022 – April 30, 2022	December 6, 2021 – December 31, 2021
Website	<a href="https://www.oaklandca.gov/news/2021/notice-of-public-hearing-public-review-for-the-city-of-oaklands-2021-22-annual-action-plan-and-first-substantial-amendment-to-the-five-year-consolidated-plan-fy-2020-21-through-2024-25">https://www.oaklandca.gov/news/2021/notice-of-public-hearing-public-review-for-the-city-of-oaklands-2021-22-annual-action-plan-and-first-substantial-amendment-to-the-five-year-consolidated-plan-fy-2020-21-through-2024-25</a>	<a href="https://cao-94612.s3.amazonaws.com/documents/first-substantial-Amendment-to-the-2021-22-AAP-for-the-HOME-ARP-PLAN.pdf">https://cao-94612.s3.amazonaws.com/documents/first-substantial-Amendment-to-the-2021-22-AAP-for-the-HOME-ARP-PLAN.pdf</a>
Newspaper The Post	<a href="https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:ac7263e1-e48d-4a86-a7d1-02dc934488a4">https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:ac7263e1-e48d-4a86-a7d1-02dc934488a4</a>	<a href="https://issuu.com/postnewsgroup/docs/11-17-21-oakland-post-final/6">https://issuu.com/postnewsgroup/docs/11-17-21-oakland-post-final/6</a>
Newspaper El Mundo	<a href="https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:7313a06e-a86e-433e-8d1d-b8a5bc4be095">https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:7313a06e-a86e-433e-8d1d-b8a5bc4be095</a>	<a href="https://acrobat.adobe.com/link/review?uri=urn%3Aaaid%3Aacds%3AUS%3Ac4be7615-f201-42a2-8130-f270bba4189c#pageNum=1">https://acrobat.adobe.com/link/review?uri=urn%3Aaaid%3Aacds%3AUS%3Ac4be7615-f201-42a2-8130-f270bba4189c#pageNum=1</a>
Newspaper East Bay Times/Bay Area News Group	<a href="https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:43f6a691-e9c3-3f44-9d8b-c6d34d0e90a6">https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:43f6a691-e9c3-3f44-9d8b-c6d34d0e90a6</a>	<a href="https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:60710412-dab1-39fd-ad51-d14d24532081#pageNum=1">https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:60710412-dab1-39fd-ad51-d14d24532081#pageNum=1</a>
Newspaper Sing Tao	<a href="https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:89b5a329-3427-3774-a1ba-793b13a2cc26">https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:89b5a329-3427-3774-a1ba-793b13a2cc26</a>	<a href="https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:89e117e0-dd8f-34a2-8ca9-358da00e90b5">https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:89e117e0-dd8f-34a2-8ca9-358da00e90b5</a>
Public Hearing	N/A	<a href="https://oakland.granicus.com/player/clip/4646?view_id=2&amp;redirect=true">https://oakland.granicus.com/player/clip/4646?view_id=2&amp;redirect=true</a>

***Summarize the comments and recommendations received through the public participation process:***

Through the first public participation process in December 2021, there were no comments during the public comment period. For the second public comment period in April 2022, there was a request for a “pdf” version of the file for easier reading. Staff forwards pdfs via email by request.

However, at the December 2021 public hearing there were 5 public comments. As mentioned above, the main feedback themes in our outreach were:

- Homeless Housing Needs
- Special Needs Housing
- Housing Stability Services
- Affordable/Deeply Affordable Housing
- Housing Need of Extremely Low Income
- Homeless Prevention
- Rent Burden of those with 30% AMI and below

A range of comments were made by the public as listed below ranging from how HOME ARP uses should be decided, what race groups the program should be targeted to, to specific concerns regarding the expected response of the homeless population.

Serving low- and extremely low-income residents of Oakland was the common theme of the majority of public comments during the public hearing and focusing on subsidies and practices that house low and extremely low income to get everyone housed.

More detailed information about each public comment is provided below:

1. Speaker 1: Liked the ideas around Accessory Dwelling Units (ADU) to housing low-income and the homeless. And also wants to make sure that the City is taking advantage of the flexibilities potentially offered through mixed housing serving Extremely low-income and Very low-income residents. Consider SB10 units as well. Invite wide range of choices. Focus on good subsidies and good practices to house low - income people. Let's get everyone housed.
2. Speaker 2: Expressed that it will be a challenge to provide permanent housing to the homeless. Per speaker #2, the homeless doesn't trust the City, its housing and service partners. She further stated that the City says it will serve the most vulnerable through HOME ARP and alluded to the argument that the program does not focus on those most in need: Blacks and Hispanics. Speaker advised that the homeless need social services and mental services and that the City should talk more to the homeless to see what they need and want regarding housing.
3. Speaker 3 suggested an Adhoc committee should be made of 3 Oakland City Council members to decide what funds are used to serve the homeless and for what purpose.
4. Speaker 4: The City needs to be creative in to house the unhoused. Use "Mixed Income Housing" to mix everybody's problems and come up with a solution. The homeless are traumatized by personal matters, mental issues and housed in a community space with a "tower" of homeless persons. Lastly, she expressed that she doesn't see how ADUs will help the homeless. Most landlords are not going rent to the homeless.
5. Speaker 5 (final speaker) Says this item should be scheduled on the same agenda as the "police spending" topics and use funds given to the police for public safety and instead consider using those funds to address "homelessness" as a public safety issue for which Police funds can be better used.

*Summarize any comments or recommendations not accepted and state the reasons why:*

If any, a summary of comments and recommendations not accepted will be included in the final HOME ARP after the December 21, 2021, Public Hearing.

All comments and recommendations are made part of this report. There are no recommendations from the public that were not accepted. All recommendations made during the public hearing and the initial public review and comment period during the month of December 2021.

All comments, feedback and recommendations provided during the second public review/comment period of April 15, 2022 – April 30, 2022, will be included as well.

Video of the December 21, 2021 Public Hearing for the Oakland HOME ARP program is available for viewing at : [https://oakland.granicus.com/player/clip/4646?view\\_id=2&redirect=true](https://oakland.granicus.com/player/clip/4646?view_id=2&redirect=true)

## Needs Assessment and Gaps Analysis

*PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.*

						Homeless Population							
		# of Units	Adults Only			Family HH (at least 1 child)		Vets		Family		# of Beds	# of Beds
			# of Units	# of Units						# of Beds	# of Beds		
Emergency Shelter	188	52	672	17	28								
Transitional Housing	141	75	417	15	15								
Permanent Supportive Housing	203	84	1246	35									
Other Permanent Housing													
Sheltered Homeless						196	655	51	33				
Unsheltered Homeless						2	3197	310	205				
<b>Current Gap</b>										334		-1517	-1517

## OPTIONAL Homeless Needs Inventory and Gap Analysis Table

**Data Sources:** 1. Point in Time Count (PIT) *EveryOne Counts! 2019 Homeless Count & Survey*- Alameda County, CA; 2. Alameda County EveryOne Home Housing Inventory Count (HIC); 3. Consultation with Oakland Human Services Department - Community Housing Services.

## OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	96,305		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	15,550		
Rental Units Affordable to HH at 50% AMI (Other Populations)	12,095		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		23,170	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		12,920	
<b>Current Gaps</b>			8,445

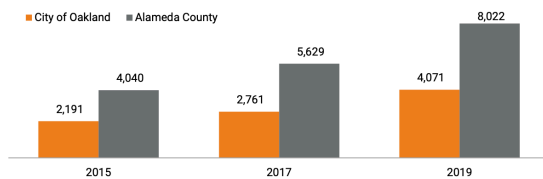
**Data Sources:** 1. <https://www.huduser.gov/portal/datasets/cp.html> 2014-2018 Comprehensive Housing Affordability Strategy (CHAS)

*Describe the size and demographic composition of qualifying populations within the PJ's boundaries:*

Information below provides a demographic composition of each qualifying population in Oakland.

## 1. HOMELESS

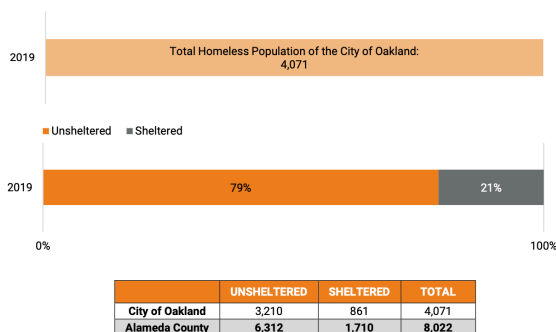
The Alameda County 2019 EveryOne Counts Homeless Point In Time Count and Survey figures for Oakland identified a homeless population of 4,071 individuals, an increase of 1,310 individuals (+47 percent) from 2017. The population of persons experiencing homelessness in Oakland represented over half (51 percent) of the total number of persons enumerated in Alameda County during the 2019 Point-in-Time Count. See Figure 3 of the Alameda County EveryOne Counts - 2019 Homeless Count Survey, below.



### SHELTERED AND UNSHELTERED STATUS

While the number of individuals served by shelters remained stable (+0.2%) between 2017 and 2019, there was an increase of 2,449 unsheltered individuals (+63%). In 2019, 79% of the people experiencing homelessness in the city of Oakland were unsheltered compared to 69% in 2017.

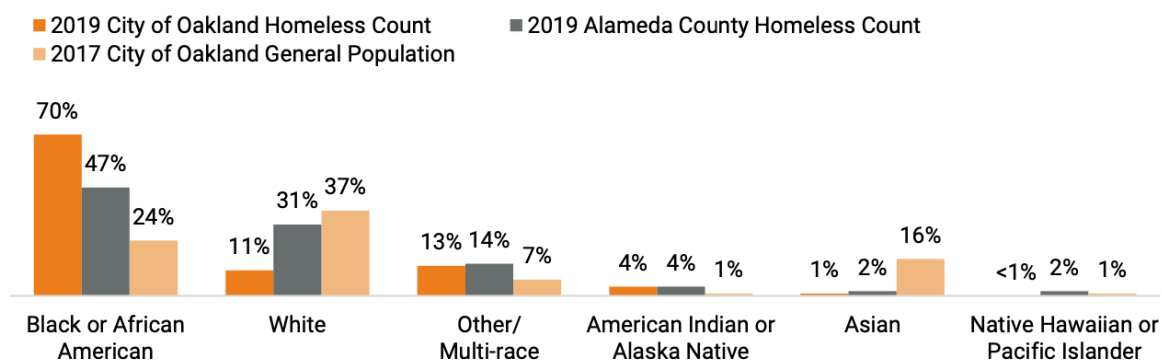
FIGURE 3. TOTAL NUMBER OF PERSONS EXPERIENCING HOMELESSNESS BY SHELTER STATUS



Seventy-nine percent (79%) of the homeless population is reported to be unsheltered. Over one-third (35%) of the population were residing in vehicles. An additional 32 percent were residing in tents or makeshift shelters and 10 percent were identified sleeping on the streets and in other outdoor locations. One percent (1 percent) was identified in non-residential buildings.

While the number of individuals sleeping on the streets and other outdoor locations decreased by 33 percent (206 individuals), the number of individuals sleeping in tents increased by 130 percent (747 individuals). The total number of persons residing in their vehicles increased by 131 percent (812 individuals), with the number of persons residing in RVs increasing by 131 percent (399 individuals) and the number of persons residing in cars or vans increasing by 132 percent (413 individuals).

FIGURE 9. TOTAL NUMBER OF PERSONS EXPERIENCING HOMELESSNESS BY RACE



City of Oakland Homeless Count n=4,071; Alameda County Homeless Count n=8,022  
Note: Percentages may not add up to 100 due to rounding.

Individuals identifying as Black/African American were overrepresented in the population experiencing homelessness. An estimated 70 percent of persons experiencing homelessness in Oakland identified as Black/African American compared to 47 percent of the overall County's population experiencing homelessness and 24 percent of the city's general population. Alternatively, 17 percent identified as Hispanic, Latino or Latinx, and 2 percent of those counted identified as Asian.

The Oakland Equity Indicators report on housing and anti-displacement further supports this finding, reporting a homeless rate of 1,797 per 100,000 for Black/African Americans compared to 286.6 per 100,000 and 329.3 per 100,000 Latinx homeless rates resulting from displacement. This same report indicates that 58.4 percent of African American residents and 52.7 percent Latinx residents are rent burdened, meaning more than 30 percent of their annual income is spent on rent (1.67 times more than White households).

With Affordable Rental Housing ranked at the top (47 percent) of the Alameda County 2019 EveryOne Counts Homeless Point In Time Count and Survey, the top six recommended uses of new money include Affordable Rental Housing (47 percent), Permanent Help with Rent Subsidy (41 percent), Employment Training and Job Opportunities (30 percent), Short Term Financial Assistance (18 percent), Housing With Supportive Services (22 percent), and Substance Use and/or Mental Health Services (24 percent).

As noted in the City's FY 2021-2022 AAP, 53 percent of Oakland residents are extremely low-income, very low-income, or low-income, with incomes ranging from 0-80 percent of Area Median Income (AMI). Of the 53 percent, 25 percent are extremely low-income (0-30 percent AMI), 15 percent are very low-income (31-50 percent AMI), and 13 percent are low-income (at 51-80 percent AMI).

## **2. AT RISK OF BEING HOMELESS**

The PATH Framework encompasses seven goals with accompanying strategies: 1) prevent homelessness, 2) increase rapid returns to housing, 3) reduce the total number of people experiencing homeless, 4) create permanent housing opportunities, 5) stabilize and increase income, 6) deliver health care and proper hygiene to encampments, and 7) address racial disparities. The PATH Framework goals that have been integrated throughout both Housing & Community Development and Human Services Department 's work include homelessness prevention/anti-displacement, creation of deeply affordable permanent housing, and addressing racial disparities.

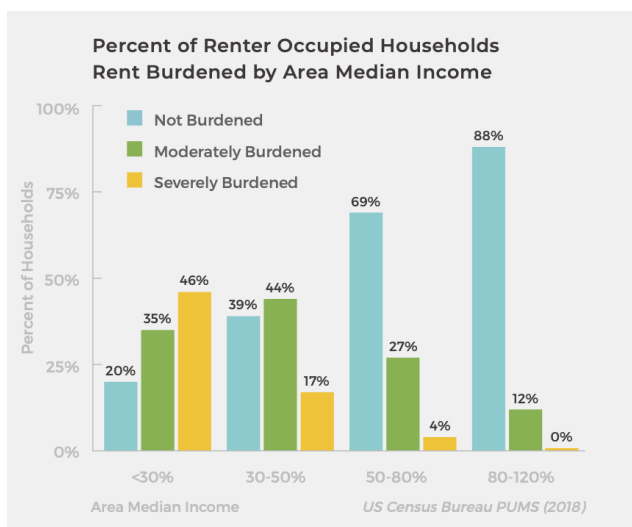
As reported in the 2014-2018 Comprehensive Housing Affordability Strategy (CHAS), thirty-one percent (31%) of Oakland Renters have a household income less than or equal to 30% HUD Area Median Family Income. Of the 31% with 30% HAMFI or lower, Oakland's lowest income households are experiencing the highest rent burden. Over 80% of extremely low-income (ELI) households pay more than 30% of their income towards rent, with 46% paying over 50% of their income towards rent.



High rent burden on extremely low-income renters coupled along with severe housing problems is essentially a measure or proxy of a non-income household living in inhabitable conditions and considered at risk of becoming homeless.

Comprehensive Housing Affordability Strategy ("CHAS") data				
Summary Level: City		Created on: April 8, 2022		
Data for: Oakland city, California		Year Selected: 2014-2018 ACS		
Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	5,880	29,325	35,205	
Household Income >30% to less-than or= 50% HAMFI	5,730	15,550	21,280	
Household Income >50% to less-than or= 80% HAMFI	6,470	12,095	18,565	
Household Income >80% to less-than or=100% HAMFI	5,420	8,875	14,295	
Household Income >100% HAMFI	41,675	30,460	72,135	
Total	65,180	96,305	161,485	

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	22,555	17,575	29,325
Household Income >30% to <=50% HAMFI	11,500	4,690	15,550
Household Income >50% to <=80% HAMFI	5,620	840	12,095
Household Income >80% to <=100% HAMFI	2,605	320	8,875
Household Income >100% HAMFI	2,530	95	30,460
Total	44,810	23,520	96,305



Oakland has experienced numerous shifts in its residential pattern in the years since the Great Recession of 2008. With a current population of 440,981, Oakland's population has grown by approximately 13% compared to the 2010 Oakland population count.

HCD partnered with the Changing Cities Research Lab at Stanford University and the Federal Reserve Bank of San Francisco to understand the shifts in neighborhoods, impact of displacement and overall picture of who and how City residents, especially Black and Brown community members are faring.

Oakland's central housing needs center on lack of affordable housing, high incidence of housing cost burden, particularly among extremely- and very low-income renter populations, increasing degrees of homelessness and lack of housing and critical services for homeless and special needs at-risk populations, and increasing displacement and gentrification pressures that have occurred over the past decade.

### **3. FLEEING, OR ATTEMPTING TO FLEE DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, STALKING OR HUMAN TRAFFICKING**

Per the City of Oakland Department of Violence Prevention Strategic Plan, Domestic Violence is approached as "Gender Based Violence" or "Intimate Partner Violence". (<https://cao-94612.s3.amazonaws.com/documents/Attachment-A-DVP-Strategic-Spending-Plan-FY-22-24-for-Report-1.pdf>),

Gun and gender-based violence have been a decades long fight for the City of Oakland. Government agencies, non-profit service providers, and community members have worked tirelessly to end gun violence and human trafficking in Oakland. And while the city has seen some progress, it has been widely uneven. Gun and intimate partner violence and sexual exploitation continue to plague black and brown communities at alarming rates.

Oakland continues to be a West Coast hub for sex trafficking, with Alameda County's H.E.A.T (Human Exploitation And Trafficking) Watch reporting that 63% of youth involved in "the life" are African American girls.

Once the global COVID-19 pandemic hit Oakland in March 2020, it added to significant vulnerabilities of communities already on the edge. School closures, the loss of jobs, and stay-at-home orders exposed and contributed to a rise in shootings, intimate partner violence and homicides. And increases in the use of the internet and people taking more risks to desperately make up for lost income has amplified the opportunity for human trafficking.

The toll of gun and gender-based violence has been felt mostly by Oakland's black and brown communities. In 2020, 78% of shooting victims were African American and Latinx and overwhelmingly male. And for Oakland sexually exploited youth, 64% are African American and 15% Latinx respectively.

These high rates of violence have consistently been concentrated in neighborhoods within East, Central East, and West Oakland.

Per the 2019 Oakland PIT Homeless Count histories of domestic violence and partner abuse are prevalent among individuals experiencing homeless and can be a primary cause of homelessness. Of the 4,071 Oakland homeless population, seven percent (7%) are victims of domestic/partner violence or abuse.

Survivors often lack financial resources required for housing, as their employment history or dependable income may be limited.

Similar to the 2019 Oakland PIT Homeless Count, data adopted from Safe Housing Partnerships online report based on 1998 - 2004 studies<sup>3</sup> suggests that the intersection of domestic violence and homelessness are barriers to safety that often lead to housing issues. As a direct result of power and control dynamics related to their abuse, survivors often face unique barriers to access shelter and affordable housing such as:

- A. Poor credit and ruined rental histories
- B. Lack of steady employment from victims forced to miss work as result of domestic violence
- C. Housing Discrimination, most commonly from landlords evicting victim from housing due to repeated calls
- D. Loss of subsidized or other affordable housing caused by lease or voucher policy violations committed by the abuser.

The priority need for QP3 households, survivors and/or victims of domestic violence, human trafficking, sexual assault or stalking is safe housing options with economic resources to maintain safety.

#### **4. OTHER POPULATIONS: FAMILIES REQUIRING SERVICES OR HOUSING ASSISTANCE TO PREVENT HOMELESSNESS & THOSE AT GREATEST RISK OF HOUSING INSTABILITY**

Other qualifying populations protection strategies to prevent displacement and to ensure that low-income renters and homeowners have the information, tools, and support needed to remain in their homes in accordance with local and state laws. These tools also include legal services and financial assistance. The objective of a proactive protection approach is two-fold: to

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[https://safehousingpartnerships.org/sites/default/files/2017-05/SHP-Homelessness%20and%20DV%20Inforgraphic\\_1.pdf](https://safehousingpartnerships.org/sites/default/files/2017-05/SHP-Homelessness%20and%20DV%20Inforgraphic_1.pdf)

blunt economic and market factors that create housing instability and to strengthen low-income residents' standing as renters and homeowners to remain housed in Oakland, if they choose.

A cornerstone of protection strategies is the Rent Adjustment Program, which is about housing stability at its core. Those experiencing excessive rent increases can have a devastating effect not only on the individual but also on the entire community. They force thousands of Oakland residents to choose between spending over half their income on rent, foregoing other necessities, or moving far away from jobs and community ties.

For many, none of these choices are viable, hence homelessness becomes the only option. The COVID-19 crisis has not only exacerbated this problem but has also made it even clearer that there is a need for a strong protective framework. By implementing and enforcing the recently passed Tenant Protection, Just Cause, and Eviction Moratorium Ordinances, the Rent Adjustment Program is a key component of anti-displacement policy.

Anti-displacement and protection efforts must also directly address racial inequities in the housing market. According to the U.S. Census in 2000, Oakland's Black population was 36%, and in 2020 it fell to 23%. The data suggests that rising rents and the disproportionate impact of the foreclosure crisis on black homeowners following the 2008 Recession has contributed to this precipitous demographic shift. While homelessness is the most visible outcome of this displacement, many of Oakland's families had to relocate to more affordable locales within the region or had to leave the region and their communities altogether. Providing a space for these residents to return or stay in Oakland must be a core component of any anti-displacement strategy. In 2016, the Oakland City Council revised its Oakland resident/worker preferences and requirements in City affordable housing programs. This is an important policy objective to ensure Oakland residents can benefit from new affordable housing. As displacement of longtime residents remains an ongoing concern, some municipalities have sought to revise and better target these preferences.

As we begin to emerge from the impacts of COVID, and consider the demographics of persons served through the City's Emergency Rental Assistance Program (ERAP), Rent Adjustment Program, Housing Stability and Housing-related Legal services, data and persons served indicate that those most vulnerable and would most likely experience housing instability without assistance are households in Oakland's flatlands:

**Household Zip Codes:**

Area	Zip Codes		
Fruitvale	94601		
East Oakland	94605	94621	94603
East Lake	94606		
West Oakland	94607		

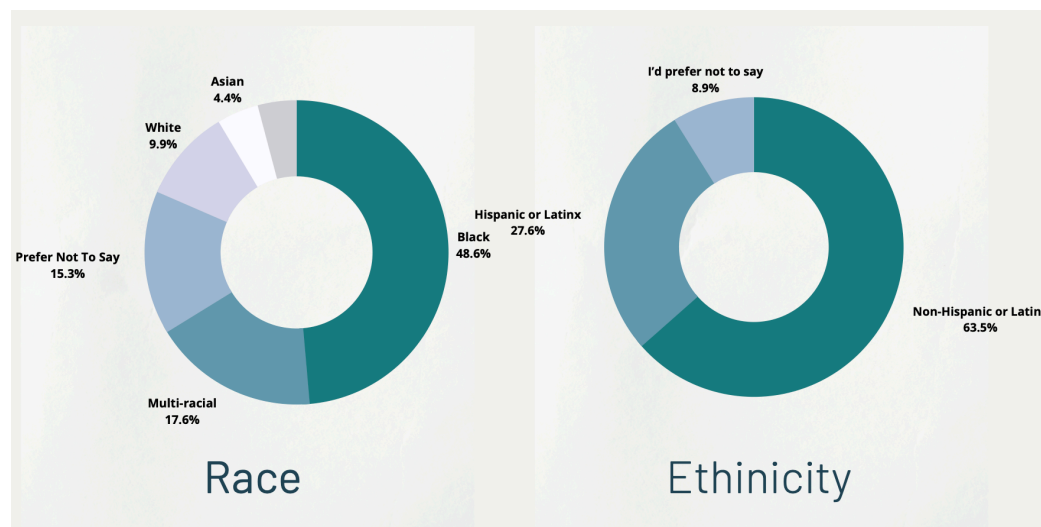
By Area Median Income, the majority in need QP types of assistance a household with 30% AMI or lower as indicated below. AMI and race data provided in this section is based on number of applicants assisted via the City's ERAP as of April 1, 2022.

#### Households by AMI:

AMI	Percentage	# of ERAP Applicants
0-30%	90%	1,942
31-50%	9%	194
51-80%	1%	22
<b>Total</b>		<b>2,158</b>

#### Household by Race & Ethnicity:

By race, the majority of households in QP4 are black and by ethnicity, the majority of QP4 households are non-hispanic. Additional data by race and ethnicity is provided below.



While QP4 data above is based on applicants assisted as of April 1, 2022, a total of 11,691 applications were received under under ERAP. Many households receiving financial assistance also received housing stability services and/or housing related legal services through ERAP or the City Rent Adjustment Program.

As eviction moratoriums are raised, the number of households in need of housing stability services, or services to prevent homelessness are expected to increase.

**5. VETERANS AND FAMILIES THAT INCLUDE A VETERAN FAMILY MEMBER – THAT MEET THE CRITERIA FOR ONE OF THE QUALIFYING POPULATIONS ABOVE**

Per the 2019 PIT Homeless Count, 9% of the 4,071 reported as homeless are veterans. Eighty-six percent (86%) of homeless veterans are unsheltered and fourteen percent (14%) residing in emergency shelters or transitional housing. Compared to Alameda County's homeless veteran population, Oakland's homeless population make up for fifty-two percent (52%) of Alameda County's homeless veteran population.

Primary causes of homeless among veterans in Oakland are rent increases, mental health issues, incarceration and other unknown causes.

<b>Causes of Homelessness Among Veterans in Oakland</b>	<b>Percentage of Oakland Homeless Veteran Population (361)</b>
Rent Increase	18%
Mental Health Issues	13%
Incarceration	10%
Other	10%
Unknown	10%

The 2019 PIT Homeless count indicates that homeless veterans in Oakland are living with one or more health conditions at a higher rate than non-veterans. Homeless veterans are reported to have higher rates of living with psychiatric or emotional conditions, a physical disability, chronic health problems, and traumatic brain injury compared to the overall Oakland homeless population.

<b>Health Conditions of Homelessness Veterans in Oakland</b>	<b>Percentage of Oakland Homeless Veteran Population (361)</b>
Psychiatric or Emotional Conditions	42%
Physical Disability	38%
Chronic Health Problems	38%
Post-Traumatic Stress Disorder	34%
Drug or Alcohol Use	28%

Traumatic Brain Injury	15%
AIDS/HIV Related	3%

Priority needs of veterans a subset of QPs 1-4 is housing, economic resources, and support networks to address the physical and mental health issues that veterans often experience along with post-traumatic disorders.

*Describe the unmet housing and service needs of qualifying populations, including but not limited to:*

- *Sheltered and unsheltered homeless populations.*
- *Those currently housed populations at risk of homelessness;*
- *Other families requiring services or housing assistance or to prevent homelessness; and,*
- *Those at greatest risk of housing instability or in unstable housing situations:*

From the information gathered through stakeholder consultations, public comments, organizations consultation and data for the City's HCD Strategic Action Plan which focuses on Protection, Preservation and Production of housing, the PATH Strategy for ending homelessness, Regional Housing Needs Allocation (RHNA) California mandate requiring Cities to plan for local housing needs; the 2019 PIT Homeless Count for Oakland which surveys and produces a point in time count of the homeless population, and other data mentioned throughout this HOME ARP Plan all commonly supports the need for increased deeply affordable housing, permanent supportive housing (including operations) to benefit the most vulnerable of Oakland's populations, those including but not limited to: homeless, near-homeless, persons with HIV/AIDS and their families, single women with children, victims of abuse, violence or trafficking and other populations and subpopulations that meet definition of one or more of the four qualifying populations under the HOME ARP Plan.

### **Sheltered and Unsheltered Homeless Populations**

Per the Alameda County 2019 Point in Time (PIT) homeless count, over half (51%) of the homeless population of Alameda County (8,022) are individuals experiencing homeless in Oakland (4,072). Of the 4,072 experiencing homelessness in Oakland; the highest number of homeless reported by City in the Alameda County, 3,210 are unsheltered and 861 are sheltered.

Many individuals experiencing homeless have significant barriers in retaining permanent housing. These barriers can range from housing affordability and availability to accessing the economic and social supports (e.g.), increased income, rental assistance and case management needed to access and retain housing.

As reported in the EveryOne Counts 2019 Homeless PIT Count, when asked How New Money Should Be Spent, homeless respondents replied:

1. Affordable Rental Housing (47%)
2. Permanent Help with Rent Subsidies (41%)
3. Employment Training/Job Opportunities (30%)
4. Substance Use/Mental Health Services (24%)
5. Short term Financial Assistance (18%)

Per the Oakland PATH Strategy, primary interventions needed to end homelessness for many sheltered and unsheltered include deeply affordable housing, permanent affordable housing and rapid rehousing. Deeply affordable housing and permanent supportive housing contributing to 50% of the four interventions assessed as needed.

### **Currently Housed Populations At Risk of Homelessness**

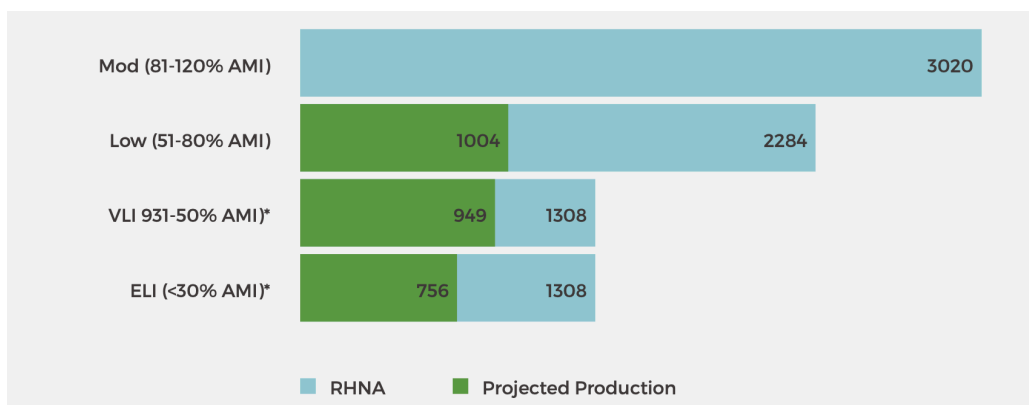
Under State law, every city and county in California must adopt a Housing Element or plan, as part of its General Plan. An updated Element allows a City to access critical local, state and federal funds.

The RHNA is a State rule that requires all California cities to plan enough regional housing to meet housing needs for all income levels. Per these Plans, Oakland must plan for 14,765 new housing units between 2015 and 2023. The Oakland Housing Cabinet released Oakland At Home recommending an ambitious set of strategies through the 17k/17k Plan to preserve 17,000 housing units and produce a total of 17,000 units for Oakland residents by 2023, including 4,760 affordable units.

As of 2021, Oakland must produce at least 2,084 affordable housing units to meet the 2015 – 2023 target of 4,760 total affordable housing units per the RHNA targets.

Applying historical affordability levels onto the projected production rates, the City falls short of RHNA goals across all categories of affordability. To meet the higher RHNA targets, the City must identify new capital and operating subsidies beyond \$307million to produce the units need to create housing security for all Oakland residents.

### **Projected Production vs. RHNA Targets, Calendar Year 2016 – 2023**



Reported  
in the  
2019  
Homeless  
PIT Count,  
Oakland  
Housing  
Action Plan  
HOME ARP Plan



when asked what might have helped them retain housing, most respondents to the EveryOne Counts 2019 Homeless County and Survey most often cited the followings as resources that would have prevented their homeless status as the time:

1. Rental Assistance (35%)
2. Benefits/Income (32%)
3. Mental Health Services (22%)
4. Alcohol/Drug Counseling (19%)
5. Employment Assistance (16%)

### **OTHER FAMILIES REQUIRING SERVICES OR HOUSING ASSISTANCE OR TO PREVENT HOMELESSNESS:**

This framework recognizes that providing someone with a bed in an emergency shelter or transitional housing program offers a critical stepping-stone toward housing stability but alone is insufficient. Preventing vulnerable residents from becoming homeless and expanding the supply of deeply affordable and supportive housing, especially for seniors and persons with disabilities, and/or with HIV/AIDs are necessary elements for solving homelessness.

The crisis that precedes someone becoming homeless varies significantly and ranges from a mental or physical health crisis, to job loss, to property loss due to inadequate estate planning. But what is common to all is that the longer one is homeless the worse one's health becomes, the more likely family and friendship networks are frayed, and the harder it becomes to obtain, maintain, and sustain stable housing.

In order to successfully reduce, prevent and end Oakland's trend of escalating homelessness, City leaders and community partners must have a shared understanding of the drivers of homelessness. The main drivers of homelessness in Oakland include:—

- Structural racism
- Insufficient controls on rental housing market that create vulnerability and housing instability for tenants
- Insufficient housing units that are affordable to households with the lowest incomes, particularly those whose incomes are below 20 percent of AMI
- Systematic barriers that often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities
- Inadequate pay and benefits for many of the jobs that are available in the community, and sufficient access to quality employment opportunities that pay wages that meet the cost of housing

To increase housing stability and prevent homelessness expansion of deeply affordable housing and permanent supportive housing opportunities must be put in places for at least 700 households.

Per the 2019 PIT Homeless Count, homelessness could have been prevented with rental assistance for 35% of respondents, income/benefits for 32%, mental health services for 22%, and alcohol drug counseling for 19%.

**THOSE AT GREATEST RISK OF HOUSING INSTABILITY OR IN UNSTABLE HOUSING SITUATIONS:**

It is well established through public participation, stakeholder consultations and the data sources and plans first referenced in this section of Oakland's HOME ARP Plan that extremely low income (ELI) and moderate-income households face the greatest risk of displacement, particularly those residents in East Oakland and parts of West Oakland being particularly vulnerable. For the ELI to moderate-income Oakland residents at greatest risk of housing instability; there is an unmet housing and service needs to keep Oaklanders housed.

*Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:*

The City of Oakland Permanent Access To Housing (PATH) Strategy and framework is implemented with the goal of making homelessness brief, rare and one-time. Currently PATH receives annual funding of approximately \$40M per year to provide overnight shelter, transitional/supportive housing, housing and services for persons with HIV/AIDS, HIV/AIDS short term rental or mortgage utility assistance, Community Cabins, rapid rehousing services, homeless encampment services, and other activities benefitting over 2,619 sheltered and unsheltered residents of Oakland experiencing homelessness.

In response to COVID-19, City of Oakland homeless service agencies reduced bed capacity to create social distancing, to reduce the potential of exposure to the coronavirus for staff and its clients. Where possible shelter-in-place was encouraged. To offset the reduction of bed capacity, Oakland agencies were able to access 1,142 FEMA Non-Congregate shelter beds for adults without children.

CARES Act allocations under the Emergency Solutions Grant (ESG-CV) are allocated to provide rapid rehousing, shelter services, homeless prevention and portable hygiene stations benefiting the homeless.

Other sources are allocated to provide services to those who are at imminent risk of homeless through one-time CARES Act allocations under Community Development Block Grant (CDBG-CV) providing housing stability, housing related legal services and development of housing for the homeless; one-time CARES Act allocations under the Housing Opportunities for Persons With AIDS (HOPWA-CV) to provide rent assistance to persons with HIV/AIDS transitioning from Roomkey units to permanent housing; and one time allocations under the U.S. Treasury Emergency Rental Assistance Program (ERAP) enabling current renters to stay housed providing rent relief for up to 18 months.

For Affordable Housing, current project sources available to the City Oakland is \$73,937,323 for FY 2020/21 – FY 2022/23. Sources include Affordable Housing Impact Fee, Job Housing Impact Fee, Boomerang funds, HOME funds, HOME ARP funds, Excess Redevelopment Bond, Cal Home and Local Housing Trust. Strategies for these funds are Protection, Preservation and Production.

Under the Production Strategy, the City has invested nearly \$110 million in City funding into affordable housing production since 2017, leveraging more than \$730 million of additional investment. This means for every \$1 of City funding, the City has leveraged nearly \$7 of other sources – this is largely due to availability of A1 funding from Alameda County. However, this ratio should go down to about \$1 for every \$4 of other sources moving forward, as County A1 funding has been fully allocated.

Production strategies provide new affordable housing opportunities through new construction of housing, provision of financing for first-time homebuyers to acquire an affordable home, and the provision of rental and operating subsidies that create affordability for low-income residents over the long term. These actionable production strategies are critical in addressing homelessness, displacement, and rent burdens for low-income households, especially in historically disinvested neighborhoods.

*Identify any gaps within the current shelter and housing inventory as well as the service delivery system:*

Currently the City of Oakland has limited sources to fund affordable housing needs. The largest allocations in recent years have come from significant one-time allocations such as Redevelopment Bond and Measure KK funds. As of 2020, Oakland’s Department of Housing & Community Development (DHCD) awarded nearly all \$100 million in Measure KK housing funds, resulting in a significant drop in available resources in 2021. Starting in 2022, projected allocations for affordable housing will drop approximately \$12 million per year.

To increase production of affordable housing to meet a target of 4,760 units by 2024, the City needs to identify over \$307 million in additional subsidy beyond existing projects to meet annual housing production targets.

In addition to development dollars, projects serving qualifying populations require operating resources.

## **6. HOMELESS**

Per the Oakland Permanent Access To Housing (PATH) Plan, an additional 800 shelter or crisis response beds are needed within the next two years. In addition, funding to ensure ongoing funding for existing crisis response beds.

\$16 million in one-time funding is needed, using a sprung shelter model. \$22,500 per bed is needed to operate emergency shelter or transitional housing for 800 beds.

To maintain existing beds and spaces that will soon become unfunded, \$4 million/year is needed to support 245 emergency shelter beds; \$5.1 million/year to support 232 beds community cabins; \$2.3 million to support “Safe Parking” for homeless living in vehicles; and improvement of 200 existing shelter beds for \$1.6 million.

## **2. AT RISK OF HOMELESSNESS**

To implement prevention programs targeted to people most at risk of homelessness and to strengthen anti displacement efforts, Oakland (PATH) Plan estimates a need of not less than \$2.5 million per year or \$3,500 – 4,000 per household.

Based on service levels of the City’s Emergency Rental Assistance Program (ERAP) and other housing stability services provided to Oakland’s low- to moderate-income residents anywhere from 4,030 and 7,500 Oakland renters would need access to affordable housing and/or continue rental assistance.

## **3. FLEEING, OR ATTEMPTING TO FLEE DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT; STALKING, OR HUMAN TRAFFICKING**

Determining the gaps in service and delivery system for this population specifically is difficult due to the level of housing needs data available. And as this qualifying population would be considered homeless as well, this plan indicates that of the inventory and delivery gaps reported above under “Homeless” are applicable here as well with 7% of “Homeless” gaps in inventory and delivery allocable for domestic violence victim units.

## **7. OTHER POPULATIONS WHERE PROVIDING SUPPORTIVE SERVICES OR ASSISTANCE WOULD PREVENT A FAMILY’S HOMELESS OR SERVE THOSE WITH GREATEST RISK OF INSTABILITY**

To create at least 3,000 units of deeply affordable housing opportunities over \$77 million/year for rent subsidies and supportive services for 5,000 households in deeply affordable and supportive housing programs. Another \$204 million would support capital funding to construct or rehabilitate a needed additional inventory of 750 units of either deeply affordable or permanent supportive housing units.

Further to create at least 2,000 units needed for permanent supportive housing gaps, over \$1 million/year for landlord incentives, housing navigations, and move-in cost are needed.

**8. VETERANS AND FAMILIES THAT INCLUDE A VETERAN FAMILY MEMBER THAT MEETS THE CRITERIA OF ONE OF FOUR (1-4 ) ABOVE**

Determining the gaps in service and delivery for this subset to qualifying populations 1-4 is difficult given the level of data available. However, based on the number of unsheltered homeless veterans there is a need for at least 310 Veteran units with fund to support operations of such housing options for Veterans, who may suffer from multiple conditions including be not limited post-traumatic stress, physical disabilities and other conditions mentioned prior.

*Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:*

As mentioned in the Needs Assessment portion of this Plan and Application, high-cost burden is one of the housing characteristics strong linked with instability and an increased risk of homelessness.

Of the 31% Oakland Renters with extremely low-income (ELI) of 30% HAMFI or lower, Oakland's lowest income households are experiencing the highest rent burden. Over 80% of extremely low-income (ELI) households pay more than 30% of their income towards rent, with 46% paying over 50% of their income towards rent.

High rent burden on extremely low-income renters coupled along with severe housing problems is essentially a measure or proxy of a non-income household living in inhabitable conditions and considered at risk of becoming homeless. Below are highlighted characteristics of housing associated with instability and increased risk of homelessness.

Summary Level: City			
Data for: Oakland city; California			
Year Selected: 2014-2018 ACS			
Income Distribution Overview	Owner	Renter	Total
<b>Household Income &lt;= 30% HAMFI</b>	<b>5,880</b>	<b>29,325</b>	<b>35,205</b>

Household Income >30% to <=50% HAMFI	5,730	15,550	21,280
Household Income >50% to <=80% HAMFI	6,470	12,095	18,565
Household Income >80% to <=100% HAMFI	5,420	8,875	14,295
Household Income >100% HAMFI	41,675	30,460	72,135
Total	65,180	96,305	161,485
Housing Problems Overview 1	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	22,690	51,360	74,050
Household has none of 4 Housing Problems OR cost burden not available no other problems	42,485	44,945	87,430
Total	65,180	96,305	161,485
Severe Housing Problems Overview 2	Owner	Renter	Total
<b>Household has at least 1 of 4 Severe Housing Problems</b>	<b>11,925</b>	<b>32,985</b>	<b>44,910</b>
Household has none of 4 Severe Housing Problems OR cost burden not available no other problems	53,255	63,320	116,575
Total	65,180	96,305	161,485
Housing Cost Burden Overview 3	Owner	Renter	Total
Cost Burden <=30%	44,060	49,440	93,500
<b>Cost Burden &gt;30% to &lt;=50%</b>	<b>11,185</b>	<b>21,290</b>	<b>32,475</b>
Cost Burden >50%	9,525	23,520	33,045
Cost Burden not available	410	2,050	2,460
Total	65,180	96,305	161,485

Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available no other problems	Total
<b>Household Income &lt;= 30% HAMFI</b>	<b>28,060</b>	7,145	35,205
Household Income >30% to <=50% HAMFI	16,785	4,500	21,280
Household Income >50% to <=80% HAMFI	10,795	7,765	18,565
Household Income >80% to <=100% HAMFI	6,265	8,030	14,295
Household Income >100% HAMFI	12,155	59,985	72,135
Total	74,050	87,430	161,485
Income by Housing Problems (Renters only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available no other problems	Total
Household Income <= 30% HAMFI	23,170	6,155	29,325
Household Income >30% to <=50% HAMFI	12,920	2,630	15,550
Household Income >50% to <=80% HAMFI	7,110	4,985	12,095
Household Income >80% to <=100% HAMFI	3,590	5,285	8,875
Household Income >100% HAMFI	4,575	25,885	30,460
Total	51,360	44,945	96,305
Income by Housing Problems (Owners only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available no other problems	Total
Household Income <= 30% HAMFI	4,890	990	5,880
Household Income >30% to <=50% HAMFI	3,865	1,870	5,730

Household Income >50% to <=80% HAMFI	3,685	2,780	6,470
Household Income >80% to <=100% HAMFI	2,675	2,745	5,420
Household Income >100% HAMFI	7,580	34,100	41,675
Total	22,690	42,485	65,180
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	27,325	21,510	35,205
Household Income >30% to <=50% HAMFI	15,150	7,000	21,280
Household Income >50% to <=80% HAMFI	8,930	2,515	18,565
Household Income >80% to <=100% HAMFI	4,925	1,060	14,295
Household Income >100% HAMFI	9,190	965	72,135
Total	65,520	33,045	161,485
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	22,555	17,575	29,325
Household Income >30% to <=50% HAMFI	11,500	4,690	15,550
Household Income >50% to <=80% HAMFI	5,620	840	12,095
Household Income >80% to <=100% HAMFI	2,605	320	8,875
Household Income >100% HAMFI	2,530	95	30,460
Total	44,810	23,520	96,305
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	4,770	3,935	5,880



Household Income >30% to <=50% HAMFI	3,650	2,310	5,730
Household Income >50% to <=80% HAMFI	3,310	1,670	6,470
Household Income >80% to <=100% HAMFI	2,320	740	5,420
Household Income >100% HAMFI	6,660	870	41,675
Total	20,710	9,525	65,180
1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.			
2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.			
3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)			
For owners- housing cost is “select monthly owner costs” which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.			

Stable, secure, and affordable housing opportunities are critical to ensuring community health and well-being. In a report by Changing Cities Research Lab, examining areas in Oakland exhibiting residential and neighborhood instability, findings of this report underscores the need to target strategies in Deep East Oakland and pockets of West Oakland, where code violations, unregistered rentals, rent-burdened residents, tax delinquent properties, and owners of large numbers of Oakland properties are more prevalent.

Contemporary data was examined on eviction filings, unregistered rentals, housing cost–burdened residents, and applications for rental assistance as supplementary data to identify areas where displacement is high. Overall findings suggest:

1. Eviction Filings: Eviction filings tend to occur in some places with high rates of outmigration among lower-socioeconomic-status (SES) residents, some places with high levels of financial instability in 2020, and more frequently in areas experiencing less intense levels of gentrification (Hwang et al. 2021).

2. Unregistered Rentals: Unregistered rentals, however, do not overlap with eviction filings. Instead, these are more prevalent in areas that were hit hardest by the foreclosure crisis and underwent the most disinvestment during the Recession (Hwang et al. 2021).
3. Housing Cost Burdened Residents: These same areas had the highest shares of residents reporting paying more than 30 percent of their income on housing. However, non-white residents were disproportionately housing cost-burdened and were not concentrated in these areas. Although Asian and Latinx residents report being rent burdened at relatively high rates, applications for rental assistance through the Keep Oakland Housed (KOH) program suggest that these groups are severely underserved.

[https://static1.squarespace.com/static/5ebc6a5493ebe43c8bd9518e/t/609f289332d40661a1995fef/1621043351957/CCRL\\_ResidentialandNeighborhoodInstabilityinOakland\\_051421.pdf](https://static1.squarespace.com/static/5ebc6a5493ebe43c8bd9518e/t/609f289332d40661a1995fef/1621043351957/CCRL_ResidentialandNeighborhoodInstabilityinOakland_051421.pdf)

### *Identify priority needs for qualifying populations:*

Priority needs for all qualifying populations is to

1. Raise capital funds to create 3,000 units of deeply affordable housing.
2. Increase capacity to re-house 1,000 per year who recently fell into homelessness

Said priorities overlap for each of the qualifying populations listed below as follows:

### **PRIORITY NEEDS BY QUALIFYING POPULATION:**

#### **HOMELESS, AT RISK OF HOMELESSNESS & PART OF OTHER POPULATIONS TO PREVENT FAMILY HOMELESSNESS AND SERVE THOSE WITH GREATEST RISK OF INSTABILITY. (Qualifying Populations 1,2, and 4)**

The priority needs stated above support Oakland's Permanent Access To Housing (PATH) Plan to end homeless, with "deeply affordable housing" being the highest needed intervention to serve those who are homeless, at risk of homeless and those part of other populations where providing supportive services or assistance would prevent a family's homelessness or serve those with greatest risk of instability.

The Oakland PATH five-year framework is based on Oakland specific data analysis and system modeling that begins the number of people homeless in Oakland in 2019. From that number the modeling estimates the number of people who could have had their homelessness prevented. And, of the remaining people, the model estimates the type and number of interventions needed to end their homelessness. Twenty percent of people could have their homelessness prevented, thirty percent of people need a Rapid Rehousing intervention to end their homelessness, *thirty-five percent of people need deeply affordable housing to end their homelessness and fifteen percent need deeply affordable housing coupled with intensive services to end their homelessness*

Of the five top interventions needed for the homeless and at risk of homeless, deeply affordable housing ranks at 35% and deeply affordable housing with intensive services (permanent supportive housing) at 15% for a combined 50% of needed interventions ranking at 50%.

Intervention for rapid rehousing follows behind at 30% and Prevention at 20%.

In the Summary of Strategies and Investments Needed portion of PATH, “creations of at least 3,000 units of deeply affordable housing opportunities are one of seven strategies and investments needed to address the needs of the three qualifying populations.

Oakland’s HCD Strategic Plan is in alignment these priority needs as well as the various experiences of homelessness in Oakland increased by 47% in 2019 compared to those reported in the 2017. This dramatic increase demanded a refocus on strategies, resource allocation, and timing.

In response to the updated PATH Strategy framework and the policy priorities adopted by the City, the PATH framework goals are integrated throughout HCD’s work and HCD’s Strategic Action Plan. From the seven PATH Strategy goals listed below, the HCD Strategic Plan includes homeless prevention/anti-displacement: *creation of deeply affordable permanent housing*, and the addressing of racial disparities.

PATH Goals:

- 1) *Prevent homelessness,*
- 2) *Increase rapid returns to housing,*
- 3) *Reduce the total number of people experiencing homeless,*
- 4) ***Create deeply affordable/permanent supportive housing opportunities,***
- 5) *Stabilize and increase income,*
- 6) *Deliver health care and proper hygiene to encampments, and*
- 7) *Address racial disparities.*

Further, the data driven HCD Strategic Action Plan proposes to provide more immediate housing solutions and stability for existing tenants and unsheltered residents, focusing to investments of 50% available resources in preservation and acquisition/conversion opportunities and 50% into new construction as funding allows.

As such, implementation of this prioritization targets projects that result in immediate housing solutions, especially for Oakland’s unhoused residents, low income and extremely low income. HCD Strategic Action Plan goals take into consideration Regional Housing Needs Assessments (RHNA) targets and community driven 17k/17k goals to produce 4,760 affordable housing units by 2023.

Applying historical affordability levels onto projected production rates the City falls short of RHNA goals across all categories of affordability. To reach both 17k/17k<sup>4</sup> goals and RHNA targets the City must secure new sources of capital and operating subsidy beyond \$397 million to produce units needed to create housing security for all Oakland residents, particularly those with incomes at 80% AMI and below. Projected production by AMI level reflects the need for 756 affordable housing units for Oaklanders with 30% AMI and below; 949 units for Oaklanders with 31%-50% AMI; and 1,004 units for Oaklanders with 51% - 80% AMI. (See Projected Production vs. RHNA Targets chart on page 35).

**VETERANS & FLEEING, OR ATTEMPTING TO FLEE DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT; STALKING, OR HUMAN TRAFFICKING (Qualifying Population 3 and Veteran Subset Population)**

As part of the 2019 Oakland PIT Homeless County, PATH Strategy, HCD Strategic Plan, and other guiding Plan documents, these two populations are subpopulations of the “homeless” qualifying population. And within the priority needs framework of each of these plans these two qualifying populations account for approximately 15% of the total homeless population of 4,071. Assessed needs of these two qualifying populations are included in the needs

Veterans experiencing homelessness in Oakland account for 9% of Oakland’s homeless population and 52% of homeless veterans in the County of Alameda. 86% of veterans experiencing homelessness are unsheltered and 14% sheltered.

The highest of primary causes of homelessness among veterans is rent increases at (18%). Other primary causes include mental health issues, incarceration and other causes. See table on page 31.

Approximately 7% of those experiencing homeless are victims of domestic/family violence. Family/domestic violence was the most frequently reported cause of homelessness among individuals in families with children at a rate of 19% per the 2019 Homeless Count.

***Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:***

The data presented in the HOME ARP plan is determined through a compilation of resources including most recent CHAS data, the 2019 PIT Homeless Count, The Oakland PATH Strategy Framework Report, the Oakland Department of Housing & Community Development Strategic Plan, all of which are referenced throughout this document. In addition, needs assessment data

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<sup>4</sup> The Housing Cabinet set an ambitious target of 17,000 units to be produced in the City from 2016 through 2023, with 4,760 of those units to be affordable. When compared to RHNA production goals for 2015 to 2023, the 17k/17k plan exceeds the RHNA production goals of units for households earning no more than 80% AMI. To meet the 17k/17k affordable unit production target, the City needs to produce an average of 595 units per year. However, in order to make up the deficit from past years’ production, this annual target must increase to 927 units per year to reach 4,760 total affordable units by 2023.

from the City of Oakland Five Year 2020/21 – 2024/25 Consolidated Plan was utilized, all to determine the level of need and gaps in shelter, housing inventory and service delivery systems.

Each of the Plans referenced provide unique and reaffirming perspectives on existing services, inventory and gaps to be addressed to best serve each of the qualifying populations. Each Plan provided opportunity for stakeholder and public review and feedback.



## HOME-ARP Activities

*Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:*

The City of Oakland, through its Affordable Housing Notice of Funding Availability (NOFA) process, will solicit applications from non-profit and for-profit developers to increase housing opportunities through new construction, substantial rehabilitation and preservation of housing for extremely low-, very low-, low- and moderate-income households.

The application will be made available to applicants electronically through City Data Services (CDS), enabling applicants to enter data into the electronic form and further upload into the NOFA portal. Training to support applicants completing this new form is made available via Zoom and posted on the City's Rental Affordable Housing NOFA page of the City's website.

Pre-bidders conferences are held at announced times and dates via Zoom. Pre bidders' conferences are recorded and posted on the Rental Affordable Housing NOFA page of the City's website.

Scheduled "NOFA Office Hours" are made available via Zoom for City staff to answer any application questions or concerns. All Zoom recordings mentioned in this section are then posted on the City's Rental Affordable Housing NOFA page of the City's website at <https://www.oakland-ca.gov/resources/2021-new-construction-of-multifamily-affordable-housing-nofa>

Projects that apply to the NOFA will be ranked based on scoring criteria described in the NOFA as shown below. Please note that all four qualifying populations (people experiencing homelessness, at risk of being homeless, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, and families at risk of housing instability and homelessness) are prioritized through the Target Population scoring below. Under Target Population, points are awarded for projects providing units to all four qualifying populations under New Permanent Supportive Housing Units for Homeless, as well as Income Targeting for more deeply affordable units. In this way the City encourages the creation of new units to support the qualifying populations that need housing the most.

Affordable Housing NOFA Scoring Criteria		
<b>I.</b>	<b>Readiness</b>	<b>43 points</b>
	A. Leveraging & Readiness	8
	B. Funding Commitments	15
	C. Discretionary Land Use Approvals	20
<b>II.</b>	<b>Location</b>	<b>33 points</b>
	A. Geographic Equity	7
	B. Educational Quality	5
	C. Neighborhood Revitalization	6
	D. Proximity to Public Transit	5
	E. Proximity to Grocery or Drug Store	10
<b>III.</b>	<b>Target Population</b> <i>(Weighted scores below subject to change based on target HOME ARP target population)</i>	<b>38</b>
	A. New Permanent Supportive Housing Units for Homeless	10
	B. Units for people with Special Needs	5
	C. Income Targeting	18
	D. Unit Size	5
<b>IV.</b>	<b>Development Experience and Capacity</b>	<b>41 points</b>
	A. Developer Experience Exceeds Minimum	20
	B. Developer Capacity	8
	C. Developer Financial Strength	6
	D. Strength of Development Team	3
	E. Bonus Point Category	4

Affordable Housing NOFA Scoring Criteria		
V.	Sustainability	10
VI.	Penalty for Nonperforming Previously Funded Projects	-10
Total Possible Points		165

Once scored, staff will recommend that the City Council approve the top scoring list of projects and a total amount of funds to be awarded.

For any projects serving the qualifying populations, a Resident Services Plan must be submitted that demonstrates how essential supportive and social service needs of the qualifying populations will be provided and funded. Additional points are given to applicants that commit to using Alameda County's Home Stretch Coordinated Entry System in their tenant selection process to fill designated permanent supportive housing and homeless units for the qualifying populations.

Further points are given to applicants with a Memorandum of Understanding (MOU) with a lead service provider that will deliver the services described in the Resident Services Plan. If the owner is providing direct services, then a commitment letter or board resolutions will satisfy this requirement.

*If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipients or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the sub-recipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:*

N/A. HOME ARP Administration funds provided to the City of Oakland are maintained to support internal administration and planning cost for the City of Oakland.

*PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.*



## Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$		
Acquisition and Development of Non-Congregate Shelters	\$		
Tenant Based Rental Assistance (TBRA)	\$		
Development of Affordable Rental Housing	\$ 9,627,050		
Non-Profit Operating	\$ 0	# %	5%
Non-Profit Capacity Building	\$ 0	# %	5%
Administration and Planning	\$ 1,698,891	15 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 11,325,941</b>		

### ***Use of HOME ARP funding Additional narrative, if applicable:***

The proposed HOME-ARP Plan – First Substantial Amendment to the FY 2021/2022 AAP establishes funding priorities for the HOME-ARP plan that targets the Development of Affordable Rental Housing for the qualifying populations through but not limited to the following activity categories:

- (1) Acquisition, construction, rehabilitation, and operations of permanent and deeply affordable rental housing for Oakland residents experiencing homelessness and including all four qualifying populations; and/or
- (2) Acquisition and operations of hotels, motels, and dorms to permanently house homeless households and all four qualifying populations, including youth aging-out of the foster care system, families, and veterans; and /or
- (3) Construction of innovative modular permanent units to house all four qualifying populations.

The City of Oakland intends to use most of these HOME-ARP funds towards production of permanent affordable rental housing, with a focus of leveraging Oakland funded Homekey and **New Construction NOFA** projects serving all qualifying populations **with no preference with the exception of HOME ARP projects leveraging Homekey projects which may categorically target homeless (QP1) and those at risk of homelessness (QP2)** . The HOME-ARP funds would provide the necessary capital match to leverage State Homekey funding and support the capital

and operating costs associated with the acquisition and construction of deeply affordable permanent housing for the qualifying populations.

**HOME ARP eligible uses aligns with Homekey and Oakland HCD New Construction NOFA eligible uses as follows:**

**ELIGIBLE USES:**

HOME ARP	Homekey	HCD New Construction NOFA
Production or Preservation of Affordable Housing	Conversion of units from nonresidential to residential; acquisition, rehab of hotel/ motel or other sites to be converted to permanent or interim housing; new construction of dwelling units; Purchase of affordability covenants & restrictions for units; and capitalized operating subsidies for units purchased, converted, construct or altered.	New construction of affordable rental property, including permanent supportive housing and transitional housing, intended for occupancy by lower income households are eligible; Mixed use projects (containing both residential and non-residential space) -only the affordable housing portion of the project will be assisted
Tenant-Based Rental Assistance (TBRA)		
Supportive Services, including services defined at <b>24 CFR 578.53(e)</b> , Homeless Prevention Services, and Housing Counseling	Relocation cost for individuals who are being displaced	Relocation costs; Residential Services Coordination
Purchase and Development of Non-Congregate Shelter.	Masterleasing of property for non-congregate housing	

## TARGETED POPULATIONS:

<b>HOME ARP</b> (Qualifying Populations)	<b>Homekey*</b> *Non target populations must not exceed 49% of project units	<b>HCD New Construction NOFA</b> (Includes HOME ARP QPs)
Homeless	Homeless	Homeless
At Risk of Homelessness	At Risk of Homelessness (Previously homeless)	At Risk of Homelessness (30%AMI or below)
Fleeing, attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking	Homeless (considered to be homeless per 42 USC 11302(b))	Fleeing, attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
Other populations to prevent family homelessness or serve those with greatest risk of housing instability	At Risk of Homelessness (per 42 USC 11360 (1)(A)(B)(C))	Other populations to prevent family homelessness or serve those with greatest risk of housing instability
Veterans	(May be a subset of 11302(a) (1-5) definitions of homeless) of homeless or at risk.	Veterans

For context, “Homeless” per 42 USC 11302(a) means:

- (1) an individual or family who lacks a fixed, regular, and adequate nighttime residence;
- (2) an individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
- (3) an individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including hotels and motels paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, congregate shelters, and transitional housing);
- (4) an individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided;
- (5) an individual or family who-
  - (A) will imminently lose their housing, including housing they own, rent, or live in with out paying rent, are sharing with others, and rooms in hotels or motels not paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, as evidenced by-
    - (i) a court order resulting from an eviction action that notifies the individual or family that they must leave within 14 days;
    - (ii) the individual or family having a primary nighttime residence that is a room in a hotel or motel and where they lack the resources necessary to reside there for more than 14 days; or

(iii) credible evidence indicating that the owner or renter of the housing will not allow the individual or family to stay for more than 14 days, and any oral statement from an individual or family seeking homeless assistance that is found to be credible shall be considered credible evidence for purposes of this clause;

(B) has no subsequent residence identified; and

(C) lacks the resources or support networks needed to obtain other permanent housing; and

(6) unaccompanied youth and homeless families with children and youth defined as homeless under other Federal statutes who-

(A) have experienced a long term period without living independently in permanent housing,

(B) have experienced persistent instability as measured by frequent moves over such period, and

(C) can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse, the presence of a child or youth with a disability, or multiple barriers to employment.

Should Oakland Homekey projects not require the full allocation of HOME-ARP funds, any remaining funds could then support new construction projects that are awarded under the New Construction Notice of Funding Availability (NOFA), issued November 16, 2021, that would result in new construction of units for the qualifying populations.

The New Construction NOFA will identify affordable rental housing development projects for City funding, including deeply affordable and homeless units for the qualifying populations, which are clearly aligned with the eligible uses under the HOME-ARP program.

Specific projects to be funded will be determined through the City's 2021 Homekey applications currently under consideration by the State Housing & Community Development Department and the City of Oakland's HCD New Construction NOFA, which is currently under review by City staff. For any remaining HOME-ARP funds, an additional round of Homekey is expected for early Fall 2022 that would provide another opportunity to support housing for the qualifying populations. Subsequent rounds of Homekey funding may be released in subsequent years should the State include program funding in its budget for 2023 and thereafter.

*Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:*

Based on the HUD Comprehensive Housing Affordability Strategy (CHAS) data released September 29, 2021, for the 2014-2018 period, it reported Oakland to have a total of 161,785 owner occupied and renter occupied housing units. This is 16,984 units less than reported in the

2020 American Census Survey (ACS) Experimental Data release. Of the 161,785 total units 96,305 (60%) are recorded as rental units.

Per ACS, Physical Housing Characteristics for Occupied Housing Units table (S2304) for the same period of the 2014-2018 CHAS report, 30.3% of the rental housing inventory was built in or prior to 1939. 48.6% of the rental housing inventory was built between 1940 and 1979; 10.7% built between 1980 and 1999 and only 2.2% in years 2010 or later<sup>5</sup>.

As of 2021 approximately 30.3% of the Oakland rental housing inventory is over 82 years old; another 20.7% is between 62-81 years old and 27.9% is between 42 and 61 years old.

The 2014-2018 CHAS reports 53% (51,360) of renter-occupied units having at least one of four housing problems:

1. Incomplete kitchen facilities,
2. Incomplete plumbing facilities,
3. More than 1 person per room, and
4. Cost burden greater than 30%.

Further, the CHAS reports 34.2% (32,985) of renter-occupied units having at least 1 of 4 severe housing problems

1. Incomplete kitchen facilities,
2. Incomplete plumbing facilities,
3. More than 1 person per room, and
4. Cost burden greater than 50%.

**Income by Cost Burden is reported as follows:**

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	22,555	17,575	29,325
Household Income >30% to less-than or= 50%	11,500	4,690	15,550
Household Income >50% to less-than or= 80%	5,260	840	12,095

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<sup>5</sup> Physical Housing Characteristics for Occupied Housing Units table (S2304)

<https://data.census.gov/cedsci/table?q=housing&g=1600000US0653000&y=2019&tid=ACSST1Y2019.S2504>

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Cost burden > 60%
HAM Household Income >80% to less-than or= 100% HAMFIFI	2,605	320	8,875
Household Income >100% HAMFI	2,530	95	30,460
<b>TOTAL</b>	<b>44,810</b>	<b>23,520</b>	<b>96,305</b>

As mentioned earlier in the Plan, Oakland's lowest income households are experiencing the highest rent burden. Over 80% of extremely low-income (ELI) households pay more than 30% of their income towards rent, with 46% paying over 50% of their income towards rent.

New affordable housing developments typically take approximately 3 - 6 years from predevelopment to occupancy. The City is applying for State Homekey program funds, requiring project completion within 12 months of the funding award, which will result in an expedited timeline of producing designated affordable units. The HOME-ARP funds will support Homekey project(s) and/or other Oakland HCD deeply affordable housing projects through the HCD New Construction NOFA. The actual number of units is to be determined based on the application pool. However, it is estimated that not less than 75 units of affordable housing will result from the HOME-ARP allocation. The 12-month timeline will allow the City to be more responsive to the current need for affordable housing, particularly for the most vulnerable populations.

### HOME-ARP Production Housing Goals

*Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:*

Staff intends to leverage HOME ARP funds with funds to be applied for by the City in the winter of 2021 under the upcoming Homekey application process. In addition, a portion of funds included in the City's November 2021 Department of Housing & Community Development (HCD) New Construction NOFA will be used as leverage to HOME ARP funds. Any remaining funds could be issued to support the 2022 Homekey round.

Specific projects to be funded will be determined by funds to be awarded under Homekey Application process and HCD New Construction NOFA projects targeting qualifying populations.

Based on subsidy limit per unit for a 4-bedroom and 2-bedroom units under the HOME program as established in the HCD New Construction NOFA, it is estimated that not less than 75 units of affordable rental housing units will be produced or supported with HOME ARP funds for qualifying populations.

*Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:*

In 2016, the Oakland Housing Cabinet released "Oakland At Home: Recommendations for Implementing A Roadmap Toward Equity from the Oakland Housing Cabinet. The Housing Cabinet set an ambitious target of 17,000 units (17k/17k plan) to be produced in the City from 2016 through 2023, with **4,760** of those units to be affordable. When compared to the Regional Housing Needs Assessment (RHNA) production goals for 2015 to 2023, the 17k/17k plan exceeds the RHNA production goals of units for households earning no more than 80% AMI.

To meet the 17k/17k affordable unit production target, the City needs to produce an average of 595 units per year. However, in order to make up the deficit from past years' production, this annual target must increase to **927 units per year to reach 4,760 total affordable units by 2023.**

City of Oakland's priority needs of increased affordable housing and housing for the homeless are met with the challenge of identifying an additional subsidy \$307,032,000 (\$307M) for FYs 2021/22 - 2023/24 to fill this gap of an additional 2,781 affordable housing units by 2023, to reach the goal of 4,760 total affordable housing units produced from 2016 - 2023.

HOME ARP funds, one-time funds as part of that \$307M subsidy of affordable housing dollars will be used leverage, Housing Trust Funds, Boomerang Funds, HOME, Low- and Moderate-Income Housing Asset Fund (LMIHAF), loan repayments, and other anticipated one-time funds: Measure KK, HOME ARP funds (included in this plan), and Homekey funds to be applied for.

The City will use HOME ARP funds to leverage Oakland's HCD New Construction NOFA funds and Homekey funds. The City does not intend to give preference to any one QP. HOME ARP projects, particularly those projects that leverage Oakland HCD New Construction NOFA fund sources will be available to all QPs.

However, on a project level, QP1 and QP2 are identified as potential preferences for HOME ARP projects leveraging Homekey funds. HOME ARP/Homekey projects will categorically give preference to QP1 and QP2 as described under the HOME ARP Plan. However, the Homekey grant does not specifically exclude QP3 or QP4. To the extent possible HOME ARP/Homekey projects will be made open to all QPs and all four QPs will be eligible under HOME ARP projects per Section IV of the HOME ARP Notice. Per said HOME ARP Notice, failure to provide any of the four QPs with access to apply for at least one of Oakland's HOME ARP project or activities will violate the ARP and HOME ARP Notice.

City intends to comply giving preference to QP1 and QP2 on a project level for Homekey projects and intends to benefit all four QPs.

*If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:*

The HOME-ARP funds will be used to create more deeply affordable and permanent supportive housing for the qualifying populations. Upon implementation, unless also funded with Homekey funds, Oakland HOME ARP will support all qualifying populations chronologically through limited coordinated entry system (CES) as a referral method, with no preference, using CES only to refer clients for placement on Home-ARP project waiting lists.

Non-preference projects will use project or activity specific waiting list, selecting to the greatest extent possible in a chronological order of households applications, without the use of preference or method of prioritization being employed.

Per the 2022 PIT count in comparison to the 2019 PIT, the population of homeless people living in Oakland increased by 24% over the past three years.

The new point-in-time count, conducted on a night in February as required by the federal government, shows 1,718 sheltered people and 3,337 unsheltered people for a total of 5,055 people. Oakland accounts for nearly half of the county's overall homeless population of 9,747.

Oakland currently has 598 year-round, city-funded shelter beds, 313 community cabin and temporary structure shelter spaces, 147 RV safe parking spaces and 353 city-funded transitional-shelter beds.

As part of the PATH framework, housing is the solution to homelessness and as a result every emergency intervention or bed should have a robust housing exit attached. Interventions must balance the needs of both sheltered and unsheltered communities and those at risk of homelessness.

Of the four homeless intervention, the need for Deeply affordable housing ranks at a high of 35 % and permanent supportive housing at 15%. HOME ARP funds will be used to invest deeply affordable housing benefiting homeless and households at risk of homelessness.



*If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:*

The HOME-ARP funds will be used to create more deeply affordable and permanent supportive housing for all the qualifying populations. Upon implementation, Oakland HOME ARP will support all qualifying populations.

### **HOME-ARP Refinancing Guidelines**

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- *Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity*

**Not applicable.**

- *Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.*

**Not applicable.**

- *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*

**Not applicable.**

- *Specify the required compliance period, whether it is the minimum 15 years or longer.*

**Not applicable.**

- *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

**Not applicable.**

- *Other requirements in the PJ's guidelines, if applicable:*

**Not applicable.**

**END OF HOME ARP PLAN APPLICATION**

## AMENDED ANNUAL ACTION PLAN SECTIONS

### Expected Resources

#### AP-15 Expected Resources – 91.220(c)(1,2)

##### Introduction

Under the HUD CPD 2021 (Oakland FY 2021/22) Formula Grant allocations, the City of Oakland is allocated \$14,654,409 in CDBG, HOME, HOPWA and ESG funds as listed below:

##### **2021 FEDERAL ENTITLEMENT FORMULA GRANTS AWARDED TO THE CITY**

PROGRAM	2021-2022 HUD/CPD ALLOCATION
CDBG	\$7,704,236
HOME	\$3,173,248
ESG	\$660,016
HOPWA	\$3,078,240
HOME-ARP (American Recovery Plan) Act	\$11,325,941
<b>TOTAL</b>	<b>\$25,941,681</b>

AP-38 Project Summary

	<b>Project Title</b>	
	<b>Description</b>	
	<b>Grantee/Project ID</b>	
	<b>Estimate Amount</b>	
	<b>Annual Goals Supported</b>	
	<b>Priority Needs Addressed</b>	
	<b>Target Date for Completion</b>	
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	
	<b>Location Description</b>	
	<b>Target Areas Included</b>	
	<b>Planned Activities</b>	



<b>HOME ARP 2</b>	<b>Project Title</b>	<b>Oakland HOME-ARP - Affordable Housing Development</b>
	<b>Description</b>	Acquisition, construction, rehabilitation and operations of deeply affordable housing for Oakland Qualifying Populations
	<b>Grantee/Project ID</b>	Oakland/Oracle Project # TBD
	<b>Estimate Amount</b>	HOME-ARP \$11,325,941 (Total Grant) <b>Up to \$9,627,049.85</b>
	<b>Annual Goals Supported</b>	Production
	<b>Priority Needs Addressed</b>	Affordable Housing
	<b>Target Date for Completion</b>	06/30/2030
	<b>Estimate the number &amp; type of families that will benefit from proposed activities:</b>	To Be Determined
	<b>Location Description</b>	Oakland, CA
	<b>Target Areas Included</b>	East Oakland, West Oakland, Citywide

	<b>Planned Activities</b>	
--	---------------------------	--

## Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☐ New  
☒ Continuation  
☒ Revision

\* If Revision, select appropriate letter(s):

E: Other (specify) ▼

\* Other (Specify):

Add HOME ARP Allocation

\* 3. Date Received:

4. Applicant Identifier:

1371379770000

5a. Federal Entity Identifier:

M21-MP060208

5b. Federal Award Identifier:

946000384

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name: Oakland, California (City of Oakland)

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

94-6000384

\* c. Organizational DUNS:

1371379770000

**d. Address:**

\* Street1: 1 FRANK H. OGAWA PLAZA

Street2: 3rd Floor

\* City: OAKLAND

County/Parish: ALAMEDA COUNTY

\* State: CA: California ▼

Province:

\* Country: USA: UNITED STATES

\* Zip / Postal Code: 94612-2010

**e. Organizational Unit:**

Department Name:

HOUSING & COMMUNITY DEVELOPMEN

Division Name:

Housing Development Services

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mr. ▼

\* First Name:

Gregory

Middle Name:

Donnell

\* Last Name:

Garrett

Suffix:

Title: Community Development & Engagement Manager

Organizational Affiliation:

City of Oakland

\* Telephone Number: 510-238-6183

Fax Number: 510-238-6956

\* Email: ggarrett@oaklandca.gov



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government



Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

U. S. Department of Housing & Community Development

### 11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

Home Investment Partnerships Program

### \* 12. Funding Opportunity Number:

M21-MP060208

\* Title:

HOME INVESTMENT PARTNERSHIPS AMERICAN RECOVERY PROGRAM (HOME ARP)

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Performance Site Locations Form

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

HOME ARP Housing Development/capital match associated with the acquisition and/or construction of deeply affordable permanent housing for those experiencing homelessness. HOME ARP used as Homekey capital match

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

13

\* b. Program/Project

13

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

1/1/2022

\* b. End Date:

9/30/2030

**18. Estimated Funding (\$):**

\* a. Federal

11,325,941

\* b. Applicant

\* c. State

10,000,000

\* d. Local

4,107,588

\* e. Other

3,904,705

\* f. Program Income

\* g. TOTAL

29,248,234.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

Mr.



\* First Name:

Edward

Middle Name:

\* Last Name:

Reiskin

Suffix:

\* Title:

City Administrator

\* Telephone Number:

510-238-3301

Fax Number:

510-238-2223

\* Email:

cityadministratorsoffice@oaklandca.gov

\* Signature of Authorized Representative:

\* Date Signed:

Jan 31, 2022

**Grantee: City of Oakland**

Organization Name :	City of Oakland
DUNS Number:	137137977
Street:	1 Frank H. Ogawa Plaza
City:	Oakland
State:	CA
Country:	USA
Zip Code:	94612
Project/Performance Site Congressional District:	13th Congressional District



**ASSURANCES - NON-CONSTRUCTION PROGRAMS**

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.


**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Administrator
APPLICANT ORGANIZATION City of Oakland	DATE SUBMITTED Jan 31, 2022

**ASSURANCES - CONSTRUCTION PROGRAMS**

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.


As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
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13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the

National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Administrator	
APPLICANT ORGANIZATION City of Oakland		DATE SUBMITTED  Jan 31, 2022



## **HOME-ARP CERTIFICATIONS - City of Oakland, CA**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

**Section 3** --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

**HOME-ARP Certification** --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



---

Signature of Authorized Official

Jan 31, 2022

---

Date

City Administrator

---

Title

# HOME ARP Grant Agreement

## Title II of the Cranston-Gonzalez National Affordable Housing Act

Assistance Listings #14.239 – HOME Investment Partnerships Program


1. Grantee Name and Address Oakland 1 Frank H Ogawa Plz Fl 3 Oakland, CA 94612-1932		2. Grant Number (Federal Award Identification Number (FAIN)) M21-MP060208																
		3a. Tax Identification Number 946000384	3b. Unique Entity Identifier (formerly DUNS) 137137977															
		4. Appropriation Number 861/50205	5. Budget Period Start and End Date FY 2021 – 09/30/2030															
6. Previous Obligation (Enter "0" for initial FY allocation)			\$0															
a. Formula Funds		\$																
7. Current Transaction (+ or -)			\$11,325,941.00															
a. Administrative and Planning Funds Available on Federal Award Date		\$566,297.05																
b. Balance of Administrative and Planning Funds		\$1,132,594.10																
c. Balance of Formula Funds		\$9,627,049.85																
8. Revised Obligation			\$															
a. Formula Funds		\$																
9. Special Conditions (check applicable box) <input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Attached		10. Federal Award Date (HUD Official's Signature Date) 09/20/2021																
11. Indirect Cost Rate* <table border="1"> <thead> <tr> <th>Administering Agency/Dept.</th> <th>Indirect Cost Rate</th> <th>Direct Cost Base</th> </tr> </thead> <tbody> <tr> <td>Housing &amp; Community Development</td> <td>23.82 %</td> <td>Multiple Allocation Base Method</td> </tr> <tr> <td>—</td> <td>— %</td> <td></td> </tr> <tr> <td>—</td> <td>— %</td> <td></td> </tr> <tr> <td>—</td> <td>— %</td> <td></td> </tr> </tbody> </table>		Administering Agency/Dept.	Indirect Cost Rate	Direct Cost Base	Housing & Community Development	23.82 %	Multiple Allocation Base Method	—	— %		—	— %		—	— %		12. Period of Performance Date in Box #10 - 09/30/2030  * If funding assistance will be used for payment of indirect costs pursuant to 2 CFR 200, Subpart E-Cost Principles, provide the name of the department/agency, its indirect cost rate (including if the de minimis rate is charged per 2 § CFR 200.414), and the direct cost base to which the rate will be applied. Do not include cost rates for subrecipients.	
Administering Agency/Dept.	Indirect Cost Rate	Direct Cost Base																
Housing & Community Development	23.82 %	Multiple Allocation Base Method																
—	— %																	
—	— %																	
—	— %																	

The HOME-ARP Grant Agreement (the "Agreement") between the Department of Housing and Urban Development (HUD) and the Grantee is made pursuant to the authority of the HOME Investment Partnerships Act (42 U.S.C. 12701 et seq.) and Section 3205 of the American Rescue Plan (P.L. 117-2) (ARP). HUD regulations at 24 CFR part 92 (as may be amended from time to time), the CPD Notice entitled "Requirements for the Use of Funds in the HOME-American Rescue Plan Program" (HOME-ARP Implementation Notice), the Grantee's HOME-ARP allocation plan (as of the date of HUD's approval), and this HOME-ARP Grant Agreement, form HUD-40093a, including any special conditions (in accordance with 2 CFR 200.208), constitute part of this Agreement. HUD's payment of funds under this Agreement is subject to the Grantee's compliance with HUD's electronic funds transfer and information reporting procedures issued pursuant to 24 CFR 92.502 and the HOME-ARP Implementation Notice. To the extent authorized by HUD regulations at 24 CFR part 92, HUD may, by its execution of an amendment, deobligate funds previously awarded to the Grantee without the Grantee's execution of the amendment or other consent. The Grantee agrees that funds invested in HOME-ARP activities under the HOME-ARP Implementation Notice are repayable in accordance with the requirements of the HOME-ARP Implementation Notice. The Grantee agrees to assume all of the responsibility for environmental review, decision making, and actions, as specified and required in regulation at 24 CFR 92.352 and 24 CFR Part 58, as well as the HOME-ARP Implementation Notice.

The Grantee must comply with the applicable requirements at 2 CFR part 200, as amended, that are incorporated by the program regulations and the HOME-ARP Implementation Notice, as may be amended from time to time. Where any previous or future amendments to 2 CFR part 200 replace or renumber sections of part 200 that are cited specifically in the program regulations or HOME-ARP Implementation Notice, activities carried out under the grant after the effective date of the 2 CFR part 200 amendments will be governed by the 2 CFR part 200 requirements, as replaced or renumbered by the part 200 amendments.

The Grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Universal Numbering System and System for Award Management (SAM) requirements in Appendix I to 2 CFR part 200, and the Federal Funding Accountability and Transparency Act (FFATA) in Appendix A to 2 CFR part 170.

Funds remaining in the grantee's Treasury account after the end of the budget period will be cancelled and thereafter not available for obligation or expenditure for any purpose. Per 31 U.S.C. 1552, the Grantee shall not incur any obligations to be paid with such assistance after the end of the Budget Period.

13. For the U.S. Department of HUD (Name and Title of Authorized Official) Kimberly Y. Nash, CPD Director	14. Signature x KIMBERLY NASH	15. Date x Sep 23, 2021
16. For the Grantee (Name and Title of Authorized Official) X Edward Reiskin, City Administrator	17. Signature x 	

19. Check one: ☒ Initial Agreement ☐ Amendment #

20. Funding Information: HOME ARP  

Source of Funds	Appropriation Code	PAS Code	Amount
2021	861/50205	HMX	\$11,325,941.00

21. Additional Requirements: These additional requirements are attached and incorporated into this Agreement. The Grantee agrees to these additional requirements on the use of the funds in 7., as may be amended from time to time by the Secretary.

- a) As of the Federal Award Date, the Grantee may use up to the amount identified in 7.a. of this Agreement for eligible administrative and planning costs in accordance with the HOME-ARP Implementation Notice.
- b) Until the date of HUD's acceptance of the Grantee's HOME-ARP allocation plan, the Grantee agrees that it will not obligate or expend any funds for non-administrative and planning costs, in accordance with the HOME-ARP Implementation Notice.
- c) In accordance with the HOME-ARP Implementation Notice, as of the date of acceptance by HUD of the Grantee's HOME-ARP allocation plan, HUD shall make the amount identified in line 7. of this Agreement available to the Grantee.
- d) If the Grantee does not submit a HOME-ARP allocation plan or if the Grantee's HOME-ARP allocation plan is not accepted within a reasonable period of time, as determined by HUD, the Grantee agrees that all costs incurred and HOME-ARP funds expended by the Grantee will be ineligible costs and will be repaid with non-Federal funds.

## 22. Special Conditions



**U.S. Department of Housing and Urban Development**

San Francisco Regional Office – Region IX

One Sansome Street, Suite 1200

San Francisco, California 94104-4430

[www.hud.gov](http://www.hud.gov)

[espanol.hud.gov](http://espanol.hud.gov)

September 22, 2021

The Honorable Libby Schaaf  
Mayor of Oakland  
One Frank H. Ogawa Plaza  
Oakland, CA 94612

Dear Mayor Schaaf:

SUBJECT: HOME - American Rescue Plan  
City of Oakland, California

The American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homeless and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program allocations in Fiscal Year 2021. On September 13, 2021, the Department published a notice, titled: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program* (the Notice), which you are encouraged to review to assist in developing your program. Enclosed is the Grant Agreement for the HOME Investment Partnerships – America Rescue Plan (HOME-ARP) program:

In accordance with the Notice, and the HOME ARP Grant Agreement, a Participating Jurisdiction (PJ), as of the Federal Award Date, may use up to five percent of its total award for administrative and planning costs. Once your HOME-ARP Allocation Plan is approved by HUD, the remaining award will be made available.

**HOME Investment Partnerships - American Rescue Plan  
(HOME-ARP)**

**\$11,325,941**

Transmittal of this Grant Agreement does not constitute approval of the activities described in your HOME-ARP Allocation Plan. You are reminded that you, as the PJ, are responsible for ensuring that all grant funds are used in accordance with all program requirements. An executed Grant Agreement is a legally binding agreement between the Department of Housing and Urban Development and the city of Oakland.

To establish a Line of Credit for the HOME-ARP award, it will be necessary for your agency to sign, execute and return one (1) copy of the Grant Agreement. If there is a need to add or remove individuals authorized to access the Integrated Disbursement Information System (IDIS), please submit an IDIS Online Access Request Form (HUD 27055). Also, please ensure the IDIS Online Access Request Form is notarized and returned to this office with your Grant Agreement. Additionally, if there is a need to establish or change the depository account where these funds are to be wired, a Direct Deposit Sign-Up form (SF-1199A) must be completed by your financial institution and returned to this office with a copy of a voided check.

You are reminded that certain activities are subject to the provisions of 24 CFR Part 58 (**Environmental Review Procedures**). Funds for such activities may not be obligated or expended until HUD has approved the release of funds in writing. A request for release of funds (RROF) must be accompanied by an environmental certification, and until the RROF is approved and notification is received, no HUD funds should be committed. If the project or activity is exempt per 24 CFR 58.34 or categorically excluded (except in extraordinary circumstances), no RROF is required.

Please execute two (2) copies of the HOME-ARP Grant Agreement with electronic signatures. In response to COVID-19, HUD authorizes you to electronically execute the grant agreement with your electronic signature. Return one (1) of the agreement to this office to the attention of CPD General Correspondence Mailbox, at [SFCPDMail@hud.gov](mailto:SFCPDMail@hud.gov). Maintain a copy of the agreement with your original signature on site in your program files.

HUD congratulates the city of Oakland on its grant award, and we look forward to assisting you in accomplishing your programs goals. If you have any questions or need further information of assistance, please contact Noah Brod, Community Planning and Development Representative, via email at [Noah.R.Brod@hud.gov](mailto:Noah.R.Brod@hud.gov).

Sincerely,

**KIMBERLY  
Y NASH**

Kimberly Y. Nash  
Director  
Community Planning and  
Development Division

Digitally signed by: KIMBERLY NASH  
DN: CN = KIMBERLY NASH C = US  
O = U.S. Government OU =  
Department of Housing and Urban  
Development, Office of Administration  
Date: 2021.09.22 13:53:23 -07'00'

Enclosure

cc:

Ed Reiskin, City Administrator, w/Enclosure

Shola Olatoye, Director, HCD

Gregory Garrett, Program Manager

**Signature:** *Shola Olatoye*

**Email:** solatoye@oaklandca.gov

21 DEC -9 PM 5:28

  
City Attorney

## OAKLAND CITY COUNCIL

RESOLUTION No. 88977 C.M.S.

### RESOLUTION:

- 1) ACCEPTING AND APPROPRIATING HOME INVESTMENT PARTNERSHIP ("HOME") GRANT FUNDS IN THE AMOUNT OF ELEVEN MILLION THREE HUNDRED TWENTY-FIVE THOUSAND NINE HUNDRED FORTY-ONE DOLLARS (\$11,325,941) AWARDED TO THE CITY OF OAKLAND BY THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT UNDER THE AMERICAN RESCUE PLAN (ARP) ACT TO PROVIDE HOUSING, RENTAL ASSISTANCE, SHELTER AND OTHER SUPPORT SERVICES TO PERSONS WHO ARE HOMELESS OR AT RISK OF HOMELESSNESS, AND OTHER VULNERABLE POPULATIONS;
- 2) AUTHORIZING THE CITY ADMINISTRATOR TO PREPARE AND SUBMIT TO THE UNITED STATES DEPARTMENT OF HOUSING & URBAN DEVELOPMENT A HOME-ARP ALLOCATION PLAN AS PART OF THE CITY'S FIRST SUBSTANTIAL AMENDMENT TO ITS FISCAL YEAR (FY) 2021-22 CONSOLIDATED ANNUAL ACTION PLAN; AND
- 3) AUTHORIZING THE CITY ADMINISTRATOR TO AWARD HOME PROGRAM AGREEMENTS FOR ELIGIBLE ACTIVITIES AS SET FORTH IN EXHIBIT A, ATTACHED HERETO, AND THE CITY'S HOME-ARP ALLOCATION PLAN SUBMITTED AS PART OF ITS AMENDED FY 2021-22 CONSOLIDATED ANNUAL ACTION PLAN SUBJECT TO COMPLIANCE WITH ANY APPLICABLE COMPETITIVE BIDDING REQUIREMENTS, WITHOUT RETURNING TO COUNCIL

**WHEREAS**, the American Rescue Plan (ARP) Act of 2021 appropriated \$5 billion to provide housing services, shelter to individuals experiencing homelessness and other vulnerable population, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships (HOME) Program allocations for Fiscal Year (FY) 2021-22;

**WHEREAS**, on June 15, 2021, City Council adopted Resolution No. 88709 C.M.S., which, among other things, accepted and appropriated an award of HOME grant funds in the amount of Three Million One Hundred Twenty-Four Thousand Nine Hundred Eighty-Seven dollars (\$3,124,987) and authorized the City Administration to prepare and submit the City's FY 2021-22 Consolidated Annual Action Plan (AAP) to the United States Department of Housing & Urban Development (HUD);

**WHEREAS**, HUD has awarded the City of Oakland additional HOME grants funds in the amount of Eleven Million Three Hundred Twenty-Five Thousand Nine Hundred Forty-One Dollars (\$11,325,941) under the American Rescue Plan Act of 2021 ("HOME-ARP");

**WHEREAS**, pursuant to Title 24, Part 91, Section 91.505 of the Code of Federal Regulations (24 C.F.R. § 91.505) the City must amend its AAP whenever it decides to (1) make a change in its allocation priorities or a change in the method of distribution of funds; (2) carry out an activity, using funds from any program covered by the AAP, not previously described in the AAP; or (3) change the purpose, scope, location, or beneficiaries of an activity;

**WHEREAS**, the City's Citizen Participation Plan defines a substantial amendment to the AAP as (1) a change in the use of funding from one activity to another; (2) funding of an activity type not described in the AAP; (3) changing the priorities contained in the Five-Year Strategy; and (4) an increase or reduction in the amount allocated to an activity by more than twenty-five percent (25%); and

**WHEREAS**, in order to add the new HOME-ARP funds and activities to the City's FY 2021-22 AAP, the City must prepare and submit a HOME-ARP Allocation Plan as part of a First Substantial Amendment to its FY 2020-21 AAP to HUD for review and approval;

**WHEREAS**, 24 C.F.R. § 91.105(c)(2) requires the City to provide not less than 30 calendars days for public comment on consolidated annual action plan amendments; and

**WHEREAS**, Section 3205 of the American Rescue Plan Act of 2021 authorizes the Secretary of HUD to waive applicable regulations for the administration of HOME-ARP funds and pursuant to the Appendix to HUD's Notice CPD-21-10 issued September 13, 2021, the 30-day public comment period is waived provided that no less than 15 days are provided for public review and comments on the HOME-ARP Allocation Plan to be submitted as part of the City's First Substantial Amendment to its FY 2021-22 AAP;

**WHEREAS**, a public hearing will be held on December 21, 2021, on the First Substantial Amendment to the City's FY 2021-22 AAP; now, therefore, be it

**RESOLVED:** That the City Council hereby accepts HOME-ARP grant funds in the amount of Eleven Million Three Hundred Twenty-Five Thousand Nine Hundred Forty-One Dollars (\$11,325,941) awarded by HUD to the City of Oakland; and be it

**FURTHER RESOLVED:** That the HOME-ARP funds shall be appropriated to Fund 2109, Organization 89929, Account 54011, Project (To Be Determined); and be it

**FURTHER RESOLVED:** That not more than fifteen percent (15%) or One Million Six Hundred Ninety Eight Thousand Eight Hundred Ninety One Dollars (\$1,698,891) of the HOME-ARP funds shall be used to cover the administration and planning costs attributable to the HOME-ARP funding and planned activities as authorized under Community Planning Department (CPD) Notice 21-10; and be it



**FURTHER RESOLVED:** That the City has provided a period of not less than fifteen (15) days for public review and comment on the HOME-ARP Allocation Plan to be submitted as part of the City's First Substantial Amendment to its FY 2021-22 AAP; and be it

**FURTHER RESOLVED:** That the City Council hereby directs the City Administrator or designee to review and consider all public comments the HOME-ARP Allocation Plan and authorizes the City Administrator or designee to prepare and submit to HUD the HOME-ARP Allocation Plan as part of the City's First Substantial Amendment to its FY 2021-22 AAP and related documents; and be it

**FURTHER RESOLVED:** That the City Council authorizes the City Administrator to award agreements to third-party contractors and sub recipients to be determined, for eligible projects and activities as set forth in **Exhibit A** attached hereto and included in the City's First Substantial Amendment to the FY 2021-22 AAP subject to compliance with any applicable HOME-ARP and City competitive bidding requirements, without returning to Council; and be it

**FURTHER RESOLVED:** That the City Administrator or designee is hereby authorized to approve any amendments to the FY 2020-21 AAP, amendments, modifications or extensions of FY 2021-22 HOME Program agreements, and to take any other action that is consistent with this Resolution and its basic purpose; and be it

**FURTHER RESOLVED:** That prior to execution, all agreements shall be reviewed and approved as to form and legality by the City Attorney; and be it

**FURTHER RESOLVED:** That executed copies of all agreements shall be filed with the City Clerk.

3127802v3

**DEC 21 2021**

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_

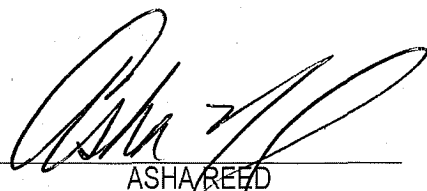
**PASSED BY THE FOLLOWING VOTE:**

AYES - FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO AND PRESIDENT FORTUNATO BAS — 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST:   
ASHA REED  
City Clerk and Clerk of the Council  
of the City of Oakland, CA

## Exhibit A

### **General Description of Oakland HOME ARP Activities**

HOME ARP will be used to acquire, construct, and rehabilitate permanent affordable housing for Oaklanders experiencing homelessness. Funds may be used to acquire hotels, motels, and dorms to permanently house homeless households, especially youth aging out of the foster care system, families, and veterans. Funds may also be used to construct innovative modular permanent units to house people experiencing homelessness.

### **ELIGIBLE ACTIVITIES Per CPD Notice 21-10**

<b>Activity Category</b>	<b>Key</b>
Administration and Planning	1
HOME-ARP Rental Housing	2
Tenant-Based Rental Assistance (TBRA)	3
Supportive Services	4
Acquisition and Development of Non-Congregate Shelter	5
Nonprofit Operating and Capacity Building Assistance	6

<https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-10cpdn.pdf>

### **Proposed Uses of HOME ARP Funds**

<b>Activity</b>	<b>HOME ARP Eligible Category</b>	<b>Fund Up To<sup>1</sup>:</b>
Acquisition, Construction, & Rehabilitation of Permanent Housing for Oaklanders experiencing homelessness	2 & 5	\$6,000,000
Acquisition of Hotels, Motels, & Dorms	2 & 5	\$9,627,000
Modular Permanent Housing Units	2 & 5	\$4,000,000
Grantee Administration & Planning (15% Cap)	1	\$1,698,891

<sup>1</sup> Total fund allocation will not exceed grant allocation of \$11,325,941

## Attachment A

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# AGENDA REPORT

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

**FROM:** Shola Olatoye  
Director, Housing and Community Development

**SUBJECT:** First Substantial Amendment To The  
2021-2022 Annual Action Plan

**DATE:** November 12, 2021

City Administrator Approval

Date: Dec 9, 2021

## **RECOMMENDATION**

**Staff Recommends That The City Council Conduct A Public Hearing And Upon Conclusion Adopt A Resolution:**

- 1) **Accepting And Appropriating HOME Investment Partnership (HOME) Grant Funds In The Amount Of Eleven Million Three Hundred Twenty-Five Thousand Nine Hundred Forty-One Dollars (\$11,325,941) Awarded To The City Of Oakland By The U.S. Department Of Housing & Urban Development Under The American Rescue Plan (ARP) Act To Provide Housing, Rental Assistance, Shelter And Other Support Services To Persons Who Are Homeless Or At Risk of Homelessness, And Other Vulnerable Populations;**
- 2) **Authorizing The City Administrator To Prepare And Submit To The United States Department Of Housing & Urban Development A HOME-ARP Allocation Plan As Part Of The City's First Substantial Amendment To Its Fiscal Year (FY) 2021-22 Consolidated Annual Action Plan; And**
- 3) **Authorizing The City Administrator To Award HOME Program Agreements For Eligible Activities As Set Forth In Exhibit A, Attached Hereto, And The City's HOME-ARP Allocation Plan Submitted As Part Of Its Amended FY 2021-22 Consolidated Annual Action Plan Subject To Compliance With Any Applicable Competitive Bidding Requirements, Without Returning To Council.**

## **EXECUTIVE SUMMARY**

Adoption of the proposed Resolution will accept funds from the United States Department of Housing & Urban Development Community Planning & Development (HUD/CPD) to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. Funds to support these efforts are allocated by HUD/CPD under the American Rescue Plan (ARP) for the HOME Investment Partnerships Program (HOME Program).

In July 2021, the City of Oakland submitted the 2021-2022 Annual Action Plan to HUD/CPD for review and approval as authorized by Oakland City Council Resolution No. 88709 C.M.S. on July 15, 2021. On September 15, 2021, the City received a grant for \$3,124,987 under the HOME Program. As a result, the City of Oakland became an eligible participating jurisdiction (PJ) to receive ARP funds under the HOME program, referred to as HOME-ARP funds.

As an eligible PJ of HOME-ARP funds, the City of Oakland is required to submit to HUD a HOME-ARP Plan for the \$11,325,941 awarded to the City. By mandate, the HOME-ARP Plan must be submitted as a substantial amendment to the City of Oakland's 2021-2022 Annual Action Plan (AAP). In addition to accepting and appropriating \$11.3M in HOME-ARP funds awarded to the City, the proposed legislation also authorizes the City Administrator to prepare and submit to HUD the City of Oakland 2021-2022 HOME-ARP Plan through the First Substantial Amendment to the Oakland 2021-2022 AAP.

Eligible use of HOME-ARP funds includes the following four major categories<sup>1</sup>:

- HOME-ARP Rental Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, Homeless Prevention Services, and Housing Counseling
- Acquisition and Development of Non-Congregate Shelter

The City of Oakland intends to use most of these HOME-ARP funds towards production of permanent affordable rental housing, with focus on Oakland Homekey projects. The HOME-ARP funds would provide the necessary capital match to leverage State Homekey funding and support the capital costs associated with the acquisition and construction of permanent housing for those experiencing homelessness. Homekey projects will provide immediate permanent units to serve people experiencing homelessness. Should Oakland Homekey projects not require the full allocation of HOME-ARP funds, any remaining funds could then support new construction projects that are awarded under the New Construction Notice of Funding Availability (NOFA), issued November 16, 2021. The New Construction NOFA will identify affordable rental housing development projects for City funding, including deeply affordable and homeless units, which are clearly aligned with the eligible uses under the HOME-ARP program.

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<sup>1</sup> CPD Notice 21-10 – Section VI <https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-10cpdn.pdf>

## **BACKGROUND / LEGISLATIVE HISTORY**

On March 11, 2021, President Biden signed the American Rescue Plan Act of 2021 into law, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy, public health, state and local governments, individuals, and businesses.

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through HOME to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations to reduce homelessness and create housing stability across the country. These activities include: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units.

In July 2021, the City Council adopted Resolution No. 88709 C.M.S. authorizing the City Administrator to submit to HUD the City's 2021-2022 AAP for review and approval. Resolution No. 88709 C.M.S. also authorized the acceptance and appropriation of HUD awards under four formula grants, including the HOME Program, in the amount of \$3,124,987.

In early September 2021, HUD/CPD approved the City's fiscal year (FY) 2021-2022 AAP and executed four formula grant agreements, including grant number M21-MC060208 for \$3.1 million under the HOME Program. As a recipient of FY 2021-2022 HOME funds, the City of Oakland is an eligible PJ to receive HOME-ARP funds.

On September 21, 2021, HUD awarded the City \$11,325,941 under the HOME-ARP Program. CPD Notice 21-10, also released in September 2021 provides *Requirements for the Use of Funds in the HOME ARP Program* including the prerequisite to develop a HOME-ARP Plan describing how the City intends to distribute HOME-ARP funds, and how it will use these funds to address the needs of HOME-ARP qualifying populations for public review and HUD approval. In addition, the plan must include:

- A summary of the consultation process and results of upfront consultation.
- A summary of comments received through the public participation process and a summary of any comments or recommendations not accepted and the reasons why.
- A description of HOME-ARP qualifying populations within the jurisdiction.
- An assessment of unmet needs of each qualifying population.
- An assessment of gaps in housing and shelter inventory, homeless assistance and services, and homelessness prevention service delivery system.
- A summary of the planned use of HOME-ARP funds for eligible activities based on the unmet needs of the qualifying populations.
- An estimate of the number of housing units for qualifying populations the PJ will produce or preserve with its HOME-ARP allocation; and
- A description of any preferences for individuals and families in a particular qualifying population or a segment of a qualifying population.

HOME-ARP funds are intended to benefit the following *qualifying populations* 1) homeless; 2) those at risk of becoming homeless 3) those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking; 4) other populations requiring services or housing assistance to prevent homelessness.

Each of the eligible activity categories in **Table 1** below must benefit qualifying populations listed above.

**Table 1: Eligible HOME-ARP Activities**

ELIGIBLE HOME-ARP ACTIVITY CATEGORY	DESCRIPTION
<b>HOME-ARP Rental Housing</b>	HOME-ARP funds may be used to acquire, rehabilitate, or construct affordable rental housing primarily for occupancy by households of individuals and families that meet the definition of one or more of the qualifying populations described in Section IV.A of CPD Notice 21-10.
<b>Acquisition and Development of Non-Congregate Shelter</b>	A non-congregate shelter (NCS) is one or more buildings that provide private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement. HOME-ARP funds may be used to acquire and develop HOME-ARP NCS for individuals and families in qualifying populations. This activity may include but is not limited to the acquisition of land and construction of HOME-ARP NCS or acquisition and/or rehabilitation of existing structures such as motels, hotels, or other facilities to be used for HOME-ARP NCS.
<b>Tenant-Based Rental Assistance (TBRA)</b>	Tenant-based rental assistance to qualifying households (HOME-ARP TBRA). In HOME-ARP TBRA, the PJ assists a qualifying household with payments to cover the entire or insufficient amounts that the qualifying household cannot pay for housing and housing-related costs, such as rental assistance, security deposits, and utility deposits. HOME-ARP TBRA-assisted households may choose to rent a unit in a HOME-ARP rental project or any other eligible rental unit.
<b>Supportive Services, Homeless Prevention Services, and Housing Counseling-</b>	HOME-ARP funds may be used to provide a broad range of supportive services to qualifying individuals or families as a separate activity or in combination with other HOME-ARP activities. Supportive services include: a) services listed in section 401(29) of the McKinney-Vento Homeless Assistance Act ("McKinney-Vento Supportive Services") <sup>1</sup> (42 U.S.C. 11360(29)); b) homelessness prevention services, and housing counseling services.

Additionally, up to 5 percent of HOME-ARP funds may be used to cover Nonprofit Operating and Capacity Building Assistance of Community Housing Development Organizations (CHDOs)

and other nonprofit organizations that will carry-out activities with HOME-ARP funds. A PJ may also use up to an additional 5 percent of its allocation to pay eligible costs related to developing the capacity of eligible nonprofit organizations to successfully carry out HOME-ARP eligible activities.

City of Oakland may use up to 15 percent of the HOME-ARP funds to cover reasonable administrative and planning costs for the HOME-ARP program.

The City of Oakland intends to use most of these HOME-ARP funds towards production of permanent affordable rental housing, with focus on production of deeply affordable units. On September 9, 2021, the California Department of Housing and Community Development (State HCD) issued a NOFA for the Homekey Program (Homekey), making \$1.45 billion in grant funding available to local public entities, including cities, to sustain and rapidly expand housing for persons experiencing homelessness or at-risk of homelessness, and who are, thereby, inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic. Of the \$1.45 billion in Homekey grant funds, \$1.2 billion is derived from the Coronavirus State Fiscal Recovery Fund (CSFRF) established by the Federal American Rescue Plan Act of 2021, and \$250 million is derived from the State's General Fund. The City intends to jointly apply for Homekey grant funds with qualified sponsors in the submittal of an application for Homekey funds to State HCD.

The HOME-ARP funds would provide the necessary capital match to leverage State Homekey funding and support the capital costs associated with the acquisition and construction of permanent housing for those experiencing homelessness. Homekey projects will provide immediate permanent units to serve people experiencing homelessness. Should Oakland Homekey projects not require the full allocation of HOME-ARP funds, any remaining funds could then support new construction projects that are awarded under the 2021-22 New Construction of Multifamily Rental Affordable Housing Notice of Funding Availability (New Construction NOFA), issued November 16, 2021. The New Construction NOFA will identify affordable rental housing development projects for City funding, including deeply affordable and homeless units, which are clearly aligned with the eligible uses under the HOME-ARP program.

### ***Public Engagement Process***

To receive HOME-ARP funds, CPD Notice 21-10 requires a PJ to engage in consultation and public participation processes. Consultation with agencies and service providers whose clientele include the HOME-ARP qualifying populations is necessary to identify unmet needs and gaps in housing or service delivery systems. In addition, a PJ should use consultation to determine the HOME-ARP eligible activities currently taking place within its jurisdiction and potential collaborations for administering HOME-ARP. At a minimum, a PJ must consult with the Continuum of Care (CoC) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

Additionally, PJs must provide for and encourage citizen participation in the development of the HOME-ARP Plan and substantial amendment to the AAP. Before submitting the HOME-ARP allocation plan to HUD, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days.



For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP funds the PJ will receive.
- The range of activities the PJ may undertake.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing (also mandatory), when preparing the HOME-ARP allocation plan.

City staff has been and continues to be in consultation with other City Departments, including but not limited to: Human Services, Planning & Building, and Economic & Workforce Development. Other consultation includes external agencies either serving qualifying populations and/or performing HOME-ARP eligible activities including but not limited to the Alameda County CoC (EveryOne Home), East Bay Housing Organization; Oakland Housing Authority, Alameda County Health Services, and other organizations and City Departments referenced in the Consultation Section of the FY 2021/2022 AAP.

The HOME-ARP Plan - First Substantial Amendment to the 2021-2022 AAP will be posted on the City's website for public review and comment no later than December 1, 2021 for not less than fifteen days. Upon posting the plan online and scheduling of a public hearing for the HOME-ARP Plan, a public notice will be published in the *East Bay Times*, *El Mundo*, *The Post* and *Sing Tao* news publications. All feedback received as of the date of this report is included in the First Substantial Amendment and will be posted on the City of Oakland's website, on the following webpage:

<https://www.oaklandca.gov/news/2021/notice-of-public-hearing-public-review-for-the-city-of-oaklands-2021-22-annual-action-plan-and-first-substantial-amendment-to-the-five-year-consolidated-plan-fy-2020-21-through-2024-25>

All comments received during the public hearing will be added to the final First Substantial Amendment to the fy 2021/2022 AAP prior to submitting the plan to HUD for final approval. A public hearing is scheduled for December 21, 2021, providing an additional opportunity for public comments on the City's HOME-ARP Plan- First Substantial Amendment to the 2021/2022 AAP.

## **ANALYSIS AND POLICY ALTERNATIVES**

ARP authorizes HUD to allocate HOME-ARP funds to the City of Oakland as an unit of general local government that qualified for HOME funds in FY 2021-2022, pursuant to section 217 of the Cranston-Gonzalez National Affordable Housing Act of 1990 (NAHA), as amended (42 U.S.C. 12701 et seq.). HUD allocated HOME-ARP funds to 651 grantees using the HOME formula established at 24 Code of Federal Regulations (CFR) 92.50 and 92.60.

Eligible and proposed uses as established in the Background/Legislative History section of this report provides an opportunity for the City to support the acquisition, production and/or preservation of deeply affordable housing for the most vulnerable populations of Oakland. These actions also support and advance the Citywide Priority of **housing, economic and cultural security**.

### ***Needs Assessment***

The Alameda County 2019 EveryOne Counts Homeless Point In Time Count and Survey figures for Oakland identified a homeless population of 4,071 individuals, an increase of 1,310 individuals (+47 percent) from 2017. The population of persons experiencing homelessness in Oakland represented over half (51 percent) of the total number of persons enumerated in Alameda County during the 2019 Point-in-Time Count.

Seventy-nine percent (79%) of the homeless population is reported to be unsheltered. Over one-third (35%) of the population were residing in vehicles. An additional 32 percent were residing in tents or makeshift shelters and 10 percent were identified sleeping on the streets and in other outdoor locations. One percent (1 percent) was identified in non-residential buildings.

While the number of individuals sleeping on the streets and other outdoor locations decreased by 33 percent (206 individuals), the number of individuals sleeping in tents increased by 130 percent (747 individuals). The total number of persons residing in their vehicles increased by 131 percent (812 individuals), with the number of persons residing in RVs increasing by 131 percent (399 individuals) and the number of persons residing in cars or vans increasing by 132 percent (413 individuals).

Individuals identifying as Black/African American were overrepresented in the population experiencing homelessness. An estimated 70 percent of persons experiencing homelessness in Oakland identified as Black/African American compared to 47 percent of the overall County's population experiencing homelessness and 24 percent of the city's general population. Alternatively, 17 percent identified as Hispanic, Latino or Latinx, and 2 percent of those counted identified as Asian.

With Affordable Rental Housing ranked at the top (47 percent) of the Alameda County 2019 EveryOne Counts Homeless Point In Time Count and Survey, the top six recommended uses of new money include Affordable Rental Housing (47 percent), Permanent Help with Rent Subsidy (41 percent), Employment Training and Job Opportunities (30 percent), Short Term Financial Assistance (18 percent), Housing With Supportive Services (22 percent), and Substance Use and/or Mental Health Services (24 percent).

As noted in the City's FY 2021-2022 AAP, 53 percent of Oakland residents are extremely low-income, very low-income, or low-income, with incomes ranging from 0-80 percent of Area Median Income (AMI). Of the 53 percent, 25 percent are extremely low-income (0-30 percent AMI), 15 percent are very low-income (31-50 percent AMI), and 13 percent are low-income (at 51-80 percent AMI).

### ***Expected Outcome***

The proposed HOME-ARP Plan - First Substantial Amendment to the FY 2021/2022 AAP establishes funding priorities for the HOME-ARP plan that include but are not limited to:

- (1) Acquisition, construction, and rehabilitation of permanent affordable and deeply affordable housing for Oakland residents experiencing homelessness.
- (2) Acquisition of hotels, motels, and dorms to permanently house homeless households, especially youth aging-out of the foster care system, families, and veterans.

- (3) Construction of innovative modular permanent units to house people experiencing homelessness.

Increased access to housing and support service opportunities will be increased for those experiencing homelessness, extremely low- and low-income residents. Approximately 2,849 of the total 4,071 Oaklanders experiencing homeless are Black/African American and 17 percent of Hispanic ethnicity.

Staff intends to use Home-ARP funds as leverage to State Homekey funding and support the capital costs associated with the acquisition and construction of deeply affordable permanent housing units to serve people experiencing homelessness. Any remaining funds may be used to support new construction projects that are awarded under the 2021-22 New Construction NOFA, issued November 16, 2021. The New Construction NOFA will identify affordable rental housing development projects for City funding, including deeply affordable and homeless units, which are clearly aligned with the eligible uses under the HOME-ARP program.

Specific projects to be funded are to be determined through the upcoming Homekey application to be submitted by the City and the November 2021 HCD New Construction NOFA.

### **FISCAL IMPACT**

Prior to the award of HOME-ARP funds, the City received \$14,615,740 in formula HUD/CPD funds under the Community Development Block Grant (CDBG), HOME Program, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS(HOPWA). HOME-ARP funds accepted through the proposed legislation will add \$11,325,941, for a total 2021-2022 HUD/CPD allocation of \$25,941,681 as follows in **Table 2**:

**Table 2: 2021-22 HUD/CPD Allocations**

<b>PROGRAM</b>	<b>2021-2022 HUD/CPD ALLOCATION</b>
CDBG	\$7,704,236
HOME	\$3,173,248
ESG	\$660,016
HOPWA	\$3,078,240
HOME-ARP	\$11,325,941
<b>TOTAL</b>	<b>\$25,941,681</b>

The City is in receipt of the HOME-ARP FY 2021-2022 grant agreement. Currently, the City has access to 5 percent of the HOME-ARP funds for planning and administration purposes only. Upon HUD approval of the plan, the City will gain access to the balance of the HOME-ARP grant to receive reimbursement of costs incurred through HUD's Integrated Disbursement & Information System (IDIS).

Staff will set up funds for HOME-ARP in Fund 2109, Organization 89929, Account 54011, Project (To Be Determined).

## **PUBLIC OUTREACH / INTEREST**

Public outreach related to the First Amendment to the City of Oakland's FY 2021-2022 AAP for the HOME-ARP Plan has involved broad engagement with community-based agencies, affordable housing organizations, and Oakland residents through the City's Citizen Participation process. The HOME Plan is made available for public review and comments for not less than a fifteen-day period prior to submitting the plan to HUD.

This report and proposed legislation are also presented as a public hearing item at a duly noticed meeting of the City Council. A summary of public comments on the HOME-ARP Plan – First Substantial Amendment to the FY 2021-2022 AAP will be made part of document submitted to HUD.

Public notice of the HOME-ARP Plan public review period and public hearing will be published in the *East Bay Times*, *The Post*, *El Mundo*, and *Sing Tao* news publications. Distribution of hard copies is suspended until further notice.

## **COORDINATION**

The report and resolution have been reviewed by the City Attorney's Office and by the Budget Bureau.

## **SUSTAINABLE OPPORTUNITIES**

**Economic:** HOME-ARP may be used to fund and support the provision of housing, housing stability and homeless prevention services to the homeless, low- to moderate-income households of Oakland, household at-risk of homelessness, those fleeing domestic violence, sexual assault, dating violence, stalking, human trafficking; and other qualifying populations requiring services or housing assistance to prevent homelessness and those at the greatest risk of housing instability.

**Environmental:** HOME-ARP supports activities that strive to reduce the number of Oakland residents experiencing homelessness. Resultingly the number of persons living on the streets, condemned buildings or other places not intended for housing will be decreased.

**Race & Equity:** Demographic data indicates that an overwhelmingly disproportionate rate of Black/African American Oaklanders are experiencing homelessness (70 percent)<sup>2</sup>. The Oakland Equity Indicators report on housing and anti-displacement further supports this finding, reporting a homeless rate of 1,797 per 100,000 for Black/African Americans compared to 286.6 per 100,000 and 329.3 per 100,000 Latinx homeless rates resulting from displacement. This same report indicates that 58.4 percent of African American residents and 52.7 percent Latinx residents are rent burdened, meaning more than 30 percent of their annual income is spent on rent (1.67 times more than White households).

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<sup>2</sup> EveryOne Home 2019 Point In Time Homeless Count

The top six recommended uses for spending of “new money” in Oakland to end homelessness per the 2019 Alameda County Point In Time Homeless Count include Affordable Rental Housing (47 percent), Permanent Help with Rent Subsidy (41 percent), Employment Training and Job Opportunities (30 percent), Short Term Financial Assistance (18 percent), Housing With Supportive Services (22 percent), and Substance Use and/or Mental Health Services (24 percent).

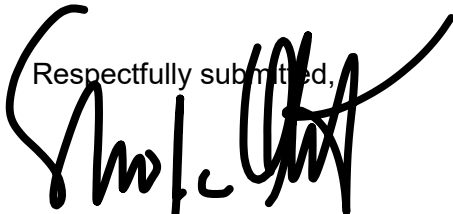
HOME-ARP funds support the most vulnerable populations, many of which identify with those subpopulations, races and ethnicities that lack equitable access to safe and affordable housing.

### **ACTION REQUEST OF THE CITY COUNCIL**

Staff Recommends That The City Council Conduct A Public Hearing And Upon Conclusion Adopt A Resolution:

- 1) Accepting And Appropriating HOME Investment Partnership (“HOME”) Grant Funds In The amount Of Eleven Million Three Hundred Twenty-Five Thousand Nine Hundred Forty-One Dollars (\$11,325,941) Awarded To The City Of Oakland By The U.S. Department Of Housing & Urban Development Under The American Rescue Plan (“ARP”) Act To Provide Housing, Rental Assistance, Shelter And other support services to persons Who Are Homeless or At Risk of Homelessness, And Other Vulnerable Populations;
- 2) Authorizing The City Administrator To Prepare And Submit To The United States Department Of Housing & Urban Development A HOME-ARP allocation Plan As Part Of The City’s First Substantial Amendment To Its Fiscal Year (“FY”) 2021-22 Consolidated Annual Action Plan; And
- 3) Authorizing The City Administrator To Award HOME Program Agreements For eligible activities As Set Forth In Exhibit A, Attached Hereto, And The City’s HOME-ARP Allocation plan submitted as part of its Amended FY 2021-22 Consolidated Annual Action Plan Subject To Compliance With Any Applicable Competitive Bidding Requirements, Without Returning To Council.

For questions regarding this report, please contact Gregory Garrett, CDBG Manager, at 510.238.6183 or [ggarrett@oaklandca.gov](mailto:ggarrett@oaklandca.gov).

Respectfully submitted,  


SHOLA OLATOYE

Director, Housing & Community Development  
Department

Reviewed by:  
Christina Mun

City Council  
December 21, 2021

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Prepared by:

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Community Development & Engagement Division

Housing & Community Development Department

Attachment (1):

A: Summary of Planned HOME-ARP Uses