



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Chris Bazar
Agency Director



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Housing Director

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MEMORANDUM

TO: Public Libraries and Public Offices

FROM:  Kelly Thiemann, Alameda County Housing and Community Development (HCD) Department

DATE: April 8, 2016

SUBJECT: Public Review for Alameda County HOME Consortium FY16 Action Plan

Enclosed is the draft FY16 Action Plan for the Alameda County HOME Consortium. Also enclosed is a copy of the notice published alerting the public of the availability of these documents for review. The notice explains the purpose and content of the documents. Please post the notice in a public location and make the draft FY16 Action Plan available for public review from **Saturday, April 9, 2016 through Monday, May 9, 2016**.

Thank you for your cooperation in this matter. If you have any questions, please call me at 510-670-5280.

RECEIVED

APR 11 2016

Library and
Community Services



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PUBLIC NOTICE

30-day Public Review Period:
April 9 – May 9, 2016

THE ALAMEDA COUNTY HOME CONSORTIUM INVITES PUBLIC COMMENT
REGARDING THE ALAMEDA COUNTY HOME CONSORTIUM
DRAFT FY16 ACTION PLAN

Jurisdictions which are eligible to receive federal funding from housing and community development programs administered by the United States Department of Housing and Urban Development (HUD) are required to prepare a Consolidated Plan and annual Action Plans which outlines needs, strategies, priorities, and programs for the expenditure of federal funds for housing and community development activities. The Action Plan also combines the applications and reporting requirements for the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for People with AIDS (HOPWA) formula programs. The Action Plan is a planning document built on public participation and intergovernmental consultation.

For the purpose of receiving and administering HOME funds, the 1990 National Affordable Housing Act allowed local governments to form consortia. The County of Alameda and the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, and Union City have formed the Alameda County HOME Consortium (Consortium) in accordance with the regulations of the Act. In May 2015, the Consortium adopted a Five-Year Consolidated Plan. Annually, each entitlement jurisdiction in the Consortium prepares a one-year update to the plan, called the Action Plan. The fiscal year 2016 program year for the HOME Consortium is July 1, 2016 through June 30, 2017. The Action Plan contains a listing of anticipated federal resources and amounts, and other state and local resources available to carry out housing and community development activities; individual proposed activities to be carried out with the federal funds; and other actions that the jurisdiction expects to take during the next program year around addressing barriers to affordable housing, reducing lead-based paint hazards, reducing poverty, developing institutional structure and public/private coordination, and public housing improvements and resident initiatives.

The Draft FY16 Action Plan will be available for inspection beginning **April 9, 2016** at the Planning or Community Development offices of the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, Union City, and the office of the Alameda County Housing and Community Development Department. The draft FY16 Action Plan will also be available at the main library in Alameda, Albany, Castro Valley, Dublin, Fremont, Hayward, Livermore, Newark, Pleasanton, San Leandro, San Lorenzo, and Union City. **The public review period will end on May 9, 2016.** A public hearing will be held to receive comments on the draft FY14Action Plan. The Hearing will be held on:

Thursday, April 21, 2016, 1:30 p.m.
Alameda County Community Development Agency
224 W. Winton Avenue, Room 110, Hayward

Written comments may be submitted to Alameda County HCD, 224 W. Winton Avenue, Room 108, Hayward, CA 94544. For more information, call Kelly Thiemann at (510) 670-5280. Meeting room is wheelchair accessible. Sign Language interpreter may be available upon five (5) days notice to (510) 670-5948. For TDD, call 265-0253. Un Español idioma interprete disponible on la notificar de entre cinco (5) días al número (510) 670-5203. Para TDD, llame al numero 265-0253.



ACTION PLAN



FY 2016

July 1, 2016 - June 30, 2017

DRAFT

Alameda County HOME Consortium

May 13, 2016

**Alameda County HOME Consortium
Action Plan
FY 2016**

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and Alameda County Urban County (CDBG)**

Application for Federal Assistance - FY 2016 HOME Program, FY 2016 CDBG Program and
FY2016 ESG Program

**SECTION II: Action Plan on CDBG Funds (FY 2016) - Alameda County HOME
Consortium Participating Jurisdictions**

Application for Federal Assistance - FY 2016 CDBG Program

City of Alameda
City of Fremont
City of Hayward
City of Livermore
City of Pleasanton
City of San Leandro
City of Union City

SECTION III: Certifications

Certifications to be included in final version of FY2016 Action Plan

ACTION PLAN

FY 2016

July 1, 2016 - June 30, 2017

URBAN COUNTY



DRAFT

Alameda County HOME Consortium

May 13, 2016



SF 424

The SF 424 is part of the Annual Action Plan. SF 424 form fields are included in this document.

Revised 6/12/13

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

May 13, 2016.	21116418	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Alameda County		CA69001 ALAMEDA COUNTY	
224 W. Winton Avenue Room 108		21116418	
0		HOME	
Hayward	California	Housing and Community Development	
94544	Country U.S.A.	Community Development Agency	
Employer Identification Number (EIN):		Alameda County	
94-6000501		7/1	
Applicant Type:		Specify Other Type if necessary:	
Consortia		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
Alameda County Urban County		Albany, Dublin, Emeryville, Newark, Piedmont and unincorporated County	
\$1,673,453	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$190,000	Single Family Rehabilitation; Rental Rehabilitation and Affordable Housing Fund		
\$1,863,453			
Home Investment Partnerships Program		14.239 HOME	
Alameda County HOME Consortium		Description of Areas Affected by HOME Project(s)	
\$2,178,668			
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$70,500	Program Income – New Construction		

\$2,249,168		
Housing Opportunities for People with AIDS		14.241 HOPWA
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for HOPWA-based Project(s)		
Emergency Solutions Grants Program		14.231 ESG
Alameda County		Alameda County
\$145,247	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds 145,247		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
\$290,494		
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?
9,10,13	9,10,13	<input type="checkbox"/> Yes This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A Program has not been selected by the state for review

Person to be contacted regarding this application		
Linda	M.	Gardner
HCD Director	510-670-5939	510-670-6378
linda.gardner@acgov.org	0	0
Signature of Authorized Representative		Date Signed

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Alameda County Housing and Community Development Department (HCD) of the Alameda County Community Development Agency is the lead agency for the Alameda County HOME Consortium, which includes the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County, which includes the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the unincorporated areas of the County. HCD, is also the lead agency for the Urban County.

The HOME Consortium (referred to as the Consortium in this document) has adopted a five-year consolidated planning cycle starting July 1, 2015 through June 30, 2020 and has produced this Action Plan for the second year of that cycle (July 1, 2016 – June 30, 2017) (FY16). This Action Plan has been prepared for all jurisdictions in the Consortium. HCD coordinated the process with the assistance of community development and planning staff from each of the Consortium's jurisdictions.

The Consolidated Plan and Action Plan are important documents for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Consolidated Plan and Action Plan focus attention on housing and community development needs and the resources available to meet these needs.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The FY16 HOME Consortium Action Plan describes projects, activities, programs, performance measures and other efforts to address the HOME Consortium's housing and community development needs, using available resources from the federal, state, and local levels. The HOME Consortium Action Plan contains the following:

HOUSING: 1. Increase the availability of affordable rental housing for extremely low (30%), very low (50%) and low (80%) income households. Promote the production of affordable rental housing by supporting the acquisition, rehabilitation and new construction of units. **2. Preserve existing affordable**

rental and ownership housing for households at or below 80% of AMI. A) Provide assistance to low and moderate income homeowners in order to maintain and preserve their housing stock. B) Use all resources available to promote the preservation of existing rental housing stock occupied by low and moderate income households and promote its affordability. **3. Assist low and moderate income first time homebuyers.** Provide assistance to, and increase affordability of, homeownership of first time low/mod homebuyers. **4.Reduce housing discrimination.** Reduce housing discrimination through provision of fair housing and landlord/tenant services.

HOMELESS: By December 2020, end homelessness as a chronic and on-going condition for any household in our community. A) Use resources to rapidly re-house households. B) Reduce by 50% the amount of time spent living in places not fit for human habitation and/or transitional housing or shelter before returning to permanent housing. C) Increase the rate at which people exit homelessness to permanent housing to 65%. D) Prevent 10% of people requesting shelter from needing shelter by resolving crisis to enable household to keep permanent housing. E) Create 3 Regional Housing Resource Centers.

SUPPORTIVE HOUSING: Increase the availability of service-enriched housing for persons with special needs. Promote the production of affordable housing, especially permanent housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by developers.

COMMUNITY DEVELOPMENT: Senior facilities and services - Evaluate funding applications for senior services and/or facilities on the basis of low income and moderate income senior needs in the particular jurisdiction and promote provision of these services and/or facilities to the extent feasible. **Park and recreations facilities** - Support the expansion of existing and/or new development of park and recreation facilities to the extent feasible. **Neighborhood facilities** - Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible. **Childcare facilities and services** - Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible. **Crime reduction** - Support crime awareness activities and/or services to the extent feasible. **Accessibility needs** - Support the provision of accessibility improvements to the extent feasible. **Infrastructure improvements** - Support provision of infrastructure improvements to the extent feasible. **Public facilities** - Support expansion or improvement of public facilities to the extent feasible. **Public service** - Support critical public service activities to the extent feasible. **Economic development** - Support expansion and creation of economic development opportunities to the extent feasible.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

An evaluation of FY14 activities was developed for public comment in September 2015. Accomplishments for FY14 activities were included in the FY14 CAPER that was released for public

comment in early September 2015. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY15/16 will be completed in September 2016.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Community participation is a very important part of the Action Plan development process. A pre-draft public hearing on the Action Plan took place on January 12, 2016 at the Alameda County Housing and Community Development Advisory Committee's meeting to present an overview of the Consolidated Plan and Action Plan, and review and solicit input on the housing and community development needs in the HOME Consortium. The Housing and Community Development Advisory Committee is composed of citizens who have been appointed by members of the Alameda County Board of Supervisors, live in the County and have an interest in community development. The meeting was held in the evening to allow working people to attend and participate. No comments were received at this meeting.

The 30-day public comment period for the Action Plan required by HUD, will take place from April 9, 2016 through May 8, 2016. A public hearing will be held on April 21, 2016 to take comments on the draft HOME Consortium Consolidated Plan. This meeting will be held at the County's Community and Housing Development office in Hayward. Public Notices are placed in all Bay Area Newspaper Group (BANG) newspapers in Alameda County (Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald). The notice includes provisions for how the disabled can access the meeting along with a detailed description of what is included in the Action Plan. The Urban County's Citizen's Participation Plan does not include requirements for printing notices in non-English speaking newspapers; however, several jurisdictions (Hayward and Fremont) do publish the notices for their meeting in Spanish language papers. At the public hearing, the hearing is listed and noticed as a hearing in the agenda. A sign-in sheet is circulated for attendance. HCD staff present the staff report regarding the Action Plan. Committee members ask questions of staff, the public is then asked to make comments. Any comments are recorded in the meeting and will be listed below.

The draft Action Plan will be distributed to all cities and main library branches in Alameda County, HUD, and any interested citizens, organizations, or agencies. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public. Distribution will be the same as mentioned above as well as any requests made to HCD for a copy of the Action Plan. Materials will also be made available in alternate formats upon request.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments have been received to date.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable. There are not currently any comments.

7. Summary

Not applicable.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ALAMEDA COUNTY	
CDBG Administrator	ALAMEDA COUNTY	Housing and Community Development
HOPWA Administrator		
HOME Administrator	ALAMEDA COUNTY	Housing and Community Development
ESG Administrator	ALAMEDA COUNTY	Housing and Community Development
HOPWA-C Administrator	ALAMEDA COUNTY	Housing and Community Development

Table 1 – Responsible Agencies

Narrative

Not applicable

Consolidated Plan Public Contact Information

Linda M. Gardner
 Director
 Alameda County Housing and Community Development Department
 224 W. Winton Street Room 108
 Hayward, CA 94544
 (510) 670-5939
 Linda.gardner@acgov.org

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Consolidated Plan is an important document for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Consolidated Plan focuses attention on housing and community development needs and resources available to meet these needs.

The FY16/17 Action Plan was prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. The Alameda County Healthy Homes Department provided valuable information on the number of households at risk of lead poisoning, and the programs currently operating or planned to mitigate lead-based paint hazards. The three public housing authorities operating in the HOME Consortium (City of Alameda, City of Livermore, and Alameda County) were consulted to obtain current data on Public Housing and Section 8 housing needs, public housing improvements, and other activities.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan, Mental Health Services Act (MHSA) funds and Housing Opportunities for People with AIDS (HOPWA). MHSA is a California program administered locally by Alameda County's Behavioral Health Care Services Department. The program funds affordable housing development, in partnership with the County Housing and Community Development Department (HCD) and California Housing Finance Agency, rental assistance and services. HOPWA funds are administered by HCD in Alameda County on behalf of the City of Oakland which is the HOPWA grantee. HOPWA funds are used to support affordable housing development, short term rental assistance, and housing-related services.

The EveryOne Home Plan has been adopted by the Alameda County Board of Supervisors and all 14 cities, and endorsed by numerous community organizations.

Implementation of the Plan is coordinated by a community-based organization of the same name. It is guided by a Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofit service providers and housing developers, businesses, law enforcement, housing authorities, and faith-based organizations.

EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home, with

services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies: 1) Prevent homelessness and other housing crises; 2) Increase housing opportunities for homeless and extremely low-income households; 3) Deliver flexible services to support stability and independence; 4) Measure success and report outcomes; and 5) Develop long-term leadership and build political will.

Alameda County will continue to implement a program using State funds at the County level that uses rapid rehousing strategies to assist homeless individuals leaving State correctional facilities to avoid homelessness. The THP+ program provides transitional housing for youth aging out of foster care. In addition, the Social Services Agency in the County, in collaboration with local providers, is developing an 'Emancipation Village' with housing and services for emancipating foster youth. While the Village is located in Oakland, it will serve youth coming from the entire County.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Stakeholders in Alameda County have been assessing the needs of persons experiencing homelessness and working to improve our response across the county since the founding of Alameda County-wide Homeless Continuum of Care Council in 1997. The collaboration includes cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services and mental health services — that share overlapping client populations. Alameda Countywide Homeless and Special Needs Housing Plan, now known as the EveryOne Home plan, helped to form EveryOne Home into a community based organization to implement the Plan and now serves as the County's Continuum of Care.

EveryOne Home coordinates local efforts to address homelessness, seeks to maintain the existing service capacity, build new partnerships that generate greater resources for the continuum of housing, services, and employment, and establish inter-jurisdictional cooperation. EveryOne Home leverages substantial federal, state, and local resources for homeless housing and services, standardize data collection, and facilitate a year-round process of collaboration. EveryOne Home includes representation from HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business representatives, and education and health care professionals. EveryOne Home receives administrative funding through Alameda County's General Fund as well as contributions from each of Alameda County's jurisdictions.

The EveryOne Home plan is structured around five major goals: 1) **Prevent homelessness and other housing crises.** The most effective way to end homelessness is to prevent it in the first place by making appropriate services accessible at the time they are needed. In particular, people leaving institutions such foster care, hospitals, jails and prisons need interventions and planning that will prevent them from

exiting into homelessness. 2) **Increase housing opportunities for the plan's target populations.** Increasing affordable and supportive housing opportunities requires creative use of existing resources, developing new resources and using effective models of housing and services. This plan identifies a need for 15,000 units of housing for people who are homeless or living with HIV/AIDS or mental illness over the next 15 years. 3) **Deliver flexible services to support stability and independence.** Culturally competent, coordinated support services must accompany housing. Direct service providers in all systems throughout the county must have a degree of knowledge about and access to a range of housing resources and supportive services. 4) **Measure success and report outcomes.** Evaluating outcomes will allow systems and agencies to identify successful programs and target resources toward best practices. 5) **Develop long-term leadership and build political will.** The goals of EveryOne Home will only be achieved by developing a long-term leadership structure that can sustain systems change activities. Implementation of this plan will also require building and sustaining political and community support for its vision and activities.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee supports the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY16 ESG funding.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Alameda County Entitlement Jurisdictions
	Agency/Group/Organization Type	Other government - County Other government - Local Regional organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Alameda County and all of the cities in Alameda County met to discuss regional issues affecting all jurisdictions and to coordinate consultations.
2	Agency/Group/Organization	Alameda County Healthy Homes
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting between Healthy Homes and Urban County to develop strategies for the ways that Healthy Homes program could meet the needs of Urban County jurisdictions in FY16.

3	Agency/Group/Organization	Housing Authority of Alameda County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Email and phone conversations regarding the activities for FY16.

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to include as broad a group of community stakeholders as possible. No agency types were excluded from participation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	EveryOne Home	

Table 3 – Other local / regional / federal planning efforts

Narrative

Alameda County consulted with representatives of twelve local governments within the HOME Consortium and Urban County in preparation of this plan. Additionally, all of the HOME entitlement jurisdictions (Alameda County, Oakland and Berkeley) are part of a larger East Bay HOME Grantee Collaborative that also includes Contra Costa County and the City of Richmond.

The County will continue to partner with local governments and State Agencies to ensure full and complete implementation of the Consolidated Plan.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

All aspects of programs administered by HCD are conducted with freedom of access for all interested persons. Citizens are encouraged to be involved in the development of programs offered by HCD including recommending program policies and funding, the five year Consolidated Plan, Annual Action Plan, Substantial Amendments to the Consolidated/Action Plans, Consolidated Annual Performance and Evaluation Report, and the Citizen Participation Plan. Community participation is a very important part of the Consolidated Plan development process.

A pre-draft public hearing on the Consolidated Plan took place on January 12, 2016 at the Housing and Community Development Advisory Committee meeting. The purpose of the meeting was to present an overview of the Consolidated Plan, and review and solicit input on the housing and community development needs in the HOME Consortium. No public comments were received.

The 30-day public comment period for the Consolidated Plan will take place from April 9 - May 8, 2016. A public hearing will be held on April 21, 2016 to take comments on the draft HOME Consortium Consolidated Plan. Public Notices are placed in the following newspapers: Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald. HCD staff present the staff report regarding the Consolidated Plan. Committee members ask questions of staff, the public is then asked to make comments. Any comments are recorded in the meeting and will be listed below.

The draft Consolidated Plan will be distributed to all cities and main library branches in Alameda County, HUD, and any interested citizens, organizations, or agencies. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Consortium's HOME funds will be used for a variety of purposes including acquisition, rehabilitation, new construction, tenant-based rental assistance, and administration. Fifteen percent (\$326,800) of the FY16 HOME allocations will be set aside for community housing development organizations (CHDOs) per HUD requirements. The majority of HOME funds will support projects developed by a variety of types of nonprofit housing developers.

The Urban County is a consortium of jurisdictions consisting of the Cities of Albany, Dublin, Emeryville, Newark, Piedmont and the Unincorporated County including the areas of Ashland, Castro Valley, Cherryland, Fairview and San Lorenzo.

This section identifies federal, state, local, and private resources which may be used to meet the HOME Consortium's (including the Urban County) housing and community development goals. Resources can be sources of funds or technical assistance and can be available to private and nonprofit entities as well as to local government agencies. The resources are categorized within each jurisdictional level by eligible activity. The list includes resources the Consortium and its members have on-hand or expects to receive, and programs to which Consortium jurisdictions could apply for funding as separate entities or as a single entity. Alameda County closely monitors legislation and state and federal budget decisions that could impact our community development objectives. The Housing and Community Development Department (HCD)

utilizes active policy and program development and maximum use of available federal and non-federal funding sources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,673,453	190,000	0	1,863,453	1,673,453	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,178,668	70,500	0	2,249,168	2,178,668	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	145,247	0	0	145,247	145,247	

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the County plans to undertake the following activities:

- Support applications by organizations or agencies for other public and private sources of financing to leverage County funds.
- Include leveraging as a goal to the maximum extent possible in County funding application review process.
- Support the purchase and rehabilitation and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation with the Housing Preservation Program.
- Support for program(s) to assist first time homebuyers.
- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development

programs and combine multiple sources of financing.

Matching requirements must be satisfied in the following federal entitlement housing programs: the HOME Program and the Emergency Solutions Grant Program. A variety of non-federal sources may be used for the HOME match requirements, which requires that \$0.25 be “permanently contributed” to the HOME Program or to HOME-assisted projects for every HOME dollar spent. This requirement applies to the program as a whole, not to individual projects. The liability for matching funds occurs when the HOME Consortium actually draws down HOME funds from HUD. Sources of HOME match include cash or cash equivalents from a non-federal source, value of waived taxes or fees, value of donated land or real property, a portion of housing bond proceeds, and the cost of infrastructure improvements, among others.

The Emergency Solutions Grant Program (ESG) requires a dollar-for-dollar match with locally generated funds. The local funds may come from HCD, other federal, state and local grants and from in-kind contributions such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

The County will evaluate match requirements for each program requiring match and determine potential match sources. Some match sources may come from local affordable housing trust funds, housing bond proceeds, the value of waived local fees or permits, foregone property tax revenue, local road funds, private donations, services funded by service providers, the State, County, or foundations, other local agency funds, and publicly owned land.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable

Discussion

Not applicable

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Rental Housing	2015	2019	Affordable Housing	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Consortium-wide Urban County-wide Ashland, Unincorporated Alameda County	Rental Housing Production	CDBG: \$125,376 HOME: \$948,339	Rental units constructed: 10 Household Housing Unit
2	Preservation - Owner	2015	2019	Affordable Housing	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Consortium-wide Urban County-wide Ashland, Unincorporated Alameda County	Housing Preservation	CDBG: \$359,096 HOME: \$104,654	Homeowner Housing Rehabilitated: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Preservation - Rental	2015	2019	Affordable Housing	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Consortium-wide Urban County-wide Ashland, Unincorporated Alameda County	Housing Preservation	CDBG: \$125,376 HOME: \$387,234	Rental units rehabilitated: 10 Household Housing Unit
4	Reduction of Housing Discrimination	2015	2019	Affordable Housing Public Housing	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Consortium-wide Urban County-wide Ashland, Unincorporated Alameda County	Fair Housing	CDBG: \$85,000	Public service activities other than Low/Moderate Income Housing Benefit: 925 Persons Assisted
5	Rapid Re-Housing	2015	2019	Affordable Housing	Consortium-wide	Supportive Housing	HOME: \$591,074	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Accessibility improvements	2015	2019	Non-Housing Community Development	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County	Community Development - Accessibility	CDBG: \$161,077	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3163 Persons Assisted
7	Park and recreation facilities	2015	2019	Non-Housing Community Development	Ashland, Unincorporated Alameda County	Community Development - Parks Community Development - Accessibility	CDBG: \$180,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
8	Section 108 Loan Repayment	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Neighborhood Facilities	CDBG: \$13,953	Other: 1 Other
9	Reduction of time in unfit living environments	2015	2019	Homeless	Urban County-wide	Homelessness Community Development - Public Services	CDBG: \$26,000	Homelessness Prevention: 49 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Senior facilities and services	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Seniors Community Development - Public Services	CDBG: \$44,357	Public service activities other than Low/Moderate Income Housing Benefit: 177 Persons Assisted
11	Public Services	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Public Services	CDBG: \$39,892	Public service activities other than Low/Moderate Income Housing Benefit: 825 Persons Assisted
12	Economic development	2015	2019	Non-Housing Community Development	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Ashland, Unincorporated Alameda County	Community Development - Child Care Community Development - Public Facilities Community Development - Economic Development	CDBG: \$312,000	Businesses assisted: 30 Businesses Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Rental Housing
	Goal Description	Promote the production of affordable rental housing by supporting the acquisition, rehabilitation, and new construction of units by nonprofit developers.
2	Goal Name	Preservation - Owner
	Goal Description	Promote the preservation of existing owner housing stock occupied by low income households.
3	Goal Name	Preservation - Rental
	Goal Description	Promote the preservation of existing rental housing stock occupied by low income households.
4	Goal Name	Reduction of Housing Discrimination
	Goal Description	Reduce housing discrimination through provision of fair housing and landlord/tenant services.
5	Goal Name	Rapid Re-Housing
	Goal Description	Promote housing people who are at risk of being homeless by providing tenant-base rental subsidies to keep low income people housed.
6	Goal Name	Accessibility improvements
	Goal Description	Support the provision of accessibility improvements to the extent feasible. The accessibility improvements are in buildings where activities/programs serve primarily low and moderate income populations.
7	Goal Name	Park and recreation facilities
	Goal Description	Evaluate funding applications for park facilities to the extent feasible. The improvements must be in buildings where activities/programs serve primarily low and moderate income populations.
8	Goal Name	Section 108 Loan Repayment
	Goal Description	City of Dublin's section 108 Loan Repayment for the Axis Health Services Clinic

9	Goal Name	Reduction of time in unfit living environments
	Goal Description	City of Albany's program provides outreach and engagement, case management, referrals and links to services, housing search, placement and housing stabilization and retention services.
10	Goal Name	Senior facilities and services
	Goal Description	Evaluate funding applications for senior services and/or facilities on the basis of low and moderate income senior needs. Promote the provision of these services and/or facilities to the extent feasible.
11	Goal Name	Public Services
	Goal Description	Support public service activities to the extent feasible. The public service efforts must be directed in areas which are primarily low and moderate income or must directly serve these incomes.
12	Goal Name	Economic development
	Goal Description	Support economic development opportunities to the extent feasible. The economic development effort must be directed in areas which are primarily low and moderate incomes or must directly serve these incomes.

Table 3 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section of the Action Plan includes the programs and activities which the Urban County and HOME Consortium will carry out to implement its Housing and Community Development Strategic Plan during FY2016/2017.

This section describes individual activities to be funded with FY2016/2017 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME funding. This section also includes a description of how the jurisdiction will ensure geographic distribution of its resources, the process by which assistance will be distributed in the case that an activity location is currently unknown (e.g., residential rehabilitation programs), activities benefiting homeless and other special needs populations, and other local or state programs being used to further the jurisdiction's housing and community development goals.

The Consortium's HOME funds will be used for a variety of purposes including acquisition, rehabilitation, and new construction of housing, tenant-based rental assistance, and administration. Fifteen percent of the FY16 HOME allocations will be set aside for community housing development organizations (CHDOs) per HUD requirements. The majority of HOME funds will support projects developed by a variety of types of nonprofit housing developers.

#	Project Name
1	Albany - Meals on Wheels
2	Albany - Curb Cuts
3	Albany - Homeless Outreach
4	Dublin - Section 108 Repayment
5	Dublin - Open Heart Kitchen
6	Dublin - Tri Valley Haven Domestic Violence Program
7	Dublin - Tri-Valley Haven Homeless Program
8	Dublin - Senior support of the Tri-Valley
9	Dublin - Meals on Wheels
10	Dublin - CALICO
11	Emeryville - Meals on Wheels
12	Newark - ADA Park Pathways
13	Piedmont - Curb Cuts
14	Unincorporated County Ashland Market/Cafe
15	Unincorporated County - HARD Edendale Park ADA
16	Unincorporated County - 4C's Childcare Project
17	CDBG Administration County
18	CDBG Administration Urban County Cities

#	Project Name
19	Urban County - ECHO
20	Rental Rehabilitation Program
21	Urban County Affordable Housing Funds
22	Single Family Rehabilitation Project Delivery
23	Single Family Rehabilitation Program
24	HESG Projects and Administration
25	HOME Program Administration
26	HOME CHDO Funds
27	HOME Tenant-Based Rental Assistance
28	HOME Rental Housing Production

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are based on the Consolidated Plan. There are a number of barriers to providing affordable housing in the Urban County, based on real estate market and non-market factors. Affordable housing projects are difficult to build due to the high cost of building materials. The cost and limited availability of land in many parts of the Urban County contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources. HUD's cap of 15% of the allocation for public services is an obstacle for providing supportive services to homeless population, especially in the smaller Urban County cities.

AP-38 Project Summary

Project Summary Information

Table 4 – Project Summary

1	Project Name	Albany - Meals on Wheels
	Target Area	Urban County-wide
	Goals Supported	Senior facilities and services Public Services
	Needs Addressed	Community Development - Seniors
	Funding	CDBG: \$16,000
	Description	Provide an average of 34 hot meals daily to homes of low-income, frail homebound elderly residents.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	34 low income seniors
	Location Description	City of Albany
	Planned Activities	Meals Delivery
2	Project Name	Albany - Curb Cuts
	Target Area	Urban County-wide
	Goals Supported	Accessibility improvements
	Needs Addressed	Community Development - Accessibility
	Funding	CDBG: \$11,335

	Description	Construct 11 ADA accessible curb ramps at Marin and Curtis and Curtis and Sonoma Ave
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	300 disabled residents
	Location Description	Marin and Curtis and Curtis and Sonoma Ave
	Planned Activities	11 curb ramps on the bulb outs.
3	Project Name	Albany - Homeless Outreach
	Target Area	Urban County-wide
	Goals Supported	Public Services
	Needs Addressed	Homelessness Community Development - Public Services
	Funding	CDBG: \$26,000
	Description	Outreach and engagement, case management, referrals and linkages; housing search and placement for homeless population living in Albany.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	49 homeless people
	Location Description	City of Albany
	Planned Activities	Outreach and engagement, case management, referrals and linkages; housing search and placement for homeless population living in Albany.
	Project Name	Dublin - Section 108 Repayment

4	Target Area	Urban County-wide
	Goals Supported	Section 108 Loan Repayment
	Needs Addressed	Community Development - Public Facilities
	Funding	CDBG: \$13,953
	Description	Section 108 Loan Payment for capital improvements at Axis Community Health
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	460 Dublin residents
	Location Description	Pleasanton
	Planned Activities	Section 108 Loan Payment for capital improvements at Axis Community Health
5	Project Name	Dublin - Open Heart Kitchen
	Target Area	Urban County-wide
	Goals Supported	Public Services
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: \$13,579
	Description	Free hot meals are provided for low income residents
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	350 low income people
	Location Description	Livermore site

	Planned Activities	distributing box lunches
6	Project Name	Dublin - Tri Valley Haven Domestic Violence Program
	Target Area	Urban County-wide
	Goals Supported	Public Services
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: \$8,000
	Description	Assistance with domestic violence related issues through crisis line and DV shelter.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	75 Dublin residents
	Location Description	Confidential location
	Planned Activities	Assistance with domestic violence related issues through crisis line and DV shelter.
7	Project Name	Dublin - Tri-Valley Haven Homeless Program
	Target Area	Urban County-wide
	Goals Supported	Public Services
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: \$10,000
	Description	Assistance with issues related to homelessness
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	270 Dublin residents
	Location Description	Livermore shelter
	Planned Activities	Job readiness and job search, food pantry, life skills class
8	Project Name	Dublin - Senior support of the Tri-Valley
	Target Area	Urban County-wide
	Goals Supported	Senior facilities and services Public Services
	Needs Addressed	Community Development - Seniors Community Development - Public Services
	Funding	CDBG: \$12,578
	Description	Case management services for seniors living in their own homes.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	65 Dublin residents
	Location Description	Pleasanton
	Planned Activities	Case Management
9	Project Name	Dublin - Meals on Wheels
	Target Area	Urban County-wide
	Goals Supported	Senior facilities and services Public Services

	Needs Addressed	Community Development - Seniors Community Development - Public Services
	Funding	CDBG: \$9,179
	Description	Deliver 10,500 meals to 45 low-income seniors
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	45 low income seniors
	Location Description	Dublin
	Planned Activities	Meals delivery
10	Project Name	Dublin - CALICO
	Target Area	Urban County-wide
	Goals Supported	Public Services
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: \$8,313
	Description	Caser management for abused children in Dublin
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	22 families
	Location Description	San Leandro
	Planned Activities	Case management for Dublin child abuse victims
	Project Name	Emeryville - Meals on Wheels

11	Target Area	Urban County-wide
	Goals Supported	Senior facilities and services Public Services
	Needs Addressed	Community Development - Seniors Community Development - Public Services
	Funding	CDBG: \$6,600
	Description	Deliver daily meals to 17 low-income seniors
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	17 seniors
	Location Description	Emeryville
	Planned Activities	Meal delivery
12	Project Name	Newark - ADA Park Pathways
	Target Area	Urban County-wide
	Goals Supported	Park and recreation facilities Accessibility improvements
	Needs Addressed	Community Development - Parks Community Development - Accessibility
	Funding	CDBG: \$114,657
	Description	Resurface 3 park pathways for improved ADA access
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	300 disabled residents
	Location Description	City of Newark: Mowery Ave; Cedar Blvd and Birch Street
	Planned Activities	Resurfacing 3 park pathways for improved ADA access.
13	Project Name	Piedmont - Curb Cuts
	Target Area	Urban County-wide
	Goals Supported	Accessibility improvements
	Needs Addressed	Community Development - Accessibility
	Funding	CDBG: \$35,085
	Description	Disabled access ramp
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	895 disabled residents
	Location Description	Oakland Avenue at Howard Avenue in Piedmont
	Planned Activities	Curb Cuts
14	Project Name	Unincorporated County Ashland Market/Cafe
	Target Area	Ashland, Unincorporated Alameda County
	Goals Supported	Economic development
	Needs Addressed	Community Development - Economic Development
	Funding	CDBG: \$252,000

	Description	Provide healthy food and offer local food entrepreneurs the opportunity to market-test and sell locally-produced foods and packaged products.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	76 local food entrepreneurs; 10 local entrepreneurs will annually showcase and market-test new products in the Market/Cafe; 8-15 Ashland residents/local entrepreneurs annually will receive retail and cafe job training with hands-on experiences.
	Location Description	Ashland, Unincorporated Alameda County
	Planned Activities	Construction of a market/cafe.
15	Project Name	Unincorporated County - HARD Edendale Park ADA
	Target Area	Ashland, Unincorporated Alameda County
	Goals Supported	Park and recreation facilities Accessibility improvements
	Needs Addressed	Community Development - Parks Community Development - Accessibility
	Funding	CDBG: \$180,000
	Description	Construct a new ADA compliant restroom facility with security lights at Edendale Park
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	300 disabled residents
	Location Description	Ashland area, Unincorporated Alameda County
	Planned Activities	Construct a new modular ADA compliant restroom facility with security lights at Edendale Park.
	Project Name	Unincorporated County - 4C's Childcare Project

16	Target Area	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Ashland, Unincorporated Alameda County
	Goals Supported	Economic development
	Needs Addressed	Community Development - Child Care Community Development - Economic Development
	Funding	CDBG: \$60,000
	Description	4C&cs will recruit and train 8 family child care providers to help meet the local needs for child care, particularly focusing on Spanish-speaking families. An additional 10 licensed providers will receive on-going training.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	8 new providers will be licensed and 10 currently licensed will receive further training.
	Location Description	Unincorporated Alameda County
	Planned Activities	Childcare provider training for an in-home business.
17	Project Name	CDBG Administration County
	Target Area	Urban County-wide

Goals Supported	Affordable Rental Housing Preservation - Owner Preservation - Rental Reduction of Housing Discrimination Reduction of time in unfit living environments Senior facilities and services Park and recreation facilities Accessibility improvements Public Services Section 108 Loan Repayment Economic development
Needs Addressed	Rental Housing Production Housing Preservation Fair Housing Homelessness Supportive Housing Community Development - Seniors Community Development - Parks Community Development - Neighborhood Facilities Community Development - Child Care Community Development - Accessibility Community Development - Infrastructure Improvement Community Development - Public Facilities Community Development - Public Services Community Development - Economic Development
Funding	CDBG: \$300,491
Description	General Administration for oversight of CDBG Program

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	224 W. Winton Ave Room 108 Hayward, CA 94544
	Planned Activities	Administration
18	Project Name	CDBG Administration Urban County Cities
	Target Area	Urban County-wide
	Goals Supported	Affordable Rental Housing Preservation - Owner Preservation - Rental Reduction of Housing Discrimination Reduction of time in unfit living environments Senior facilities and services Park and recreation facilities Accessibility improvements Public Services Section 108 Loan Repayment Economic development

	Needs Addressed	Rental Housing Production Housing Preservation Fair Housing Homelessness Supportive Housing Community Development - Seniors Community Development - Parks Community Development - Neighborhood Facilities Community Development - Child Care Community Development - Accessibility Community Development - Infrastructure Improvement Community Development - Public Facilities Community Development - Public Services Community Development - Economic Development
	Funding	CDBG: \$13,200
	Description	General administration for Albany and Dublin
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Albany and Dublin
	Planned Activities	Administration
19	Project Name	Urban County - ECHO
	Target Area	Urban County-wide
	Goals Supported	Reduction of Housing Discrimination

	Needs Addressed	Fair Housing
	Funding	CDBG: \$85,000
	Description	Provision of fair housing and tenant/landlord services for low/moderate income households.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	850 people
	Location Description	Urban County-wide
	Planned Activities	Provision of fair housing and tenant/landlord services for low/moderate income households.
20	Project Name	Rental Rehabilitation Program
	Target Area	Urban County-wide
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Housing Preservation
	Funding	CDBG: \$125,376
	Description	Rehabilitation of rental units for low and moderate income households.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	10 low income families
	Location Description	Urban County-wide
	Planned Activities	TBD
	Project Name	Urban County Affordable Housing Funds

21	Target Area	Urban County-wide
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Rental Housing Production
	Funding	CDBG: \$125,376
	Description	Development of affordable housing (rental or ownership) for low/moderate income households.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	10 low income families
	Location Description	TBD
	Planned Activities	TBD
22	Project Name	Single Family Rehabilitation Project Delivery
	Target Area	Urban County-wide
	Goals Supported	Preservation - Owner
	Needs Addressed	Housing Preservation
	Funding	CDBG: \$54,564
	Description	Project delivery costs associated with single family rehabilitation projects.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Urban County

	Planned Activities	TBD
23	Project Name	Single Family Rehabilitation Program
	Target Area	Urban County-wide
	Goals Supported	Preservervation - Owner
	Needs Addressed	Housing Preservation
	Funding	CDBG: \$382,167 HOME: \$104,654
	Description	Rehabilitation of single family units for owners and tenants meeting HUD's income limits.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Urban County
	Planned Activities	TBD
24	Project Name	HESG Projects and Administration
	Target Area	Urban County-wide
	Goals Supported	Rapid Re-Housing Reduction of time in unfit living environments
	Needs Addressed	Homelessness
	Funding	ESG: \$145,247
	Description	Administration and project funds for FY16/17 activities
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	TBD
25	Project Name	HOME Program Administration
	Target Area	Consortium-wide
	Goals Supported	Affordable Rental Housing Preservation - Owner Preservation - Rental Rapid Re-Housing
	Needs Addressed	Rental Housing Production Housing Preservation Supportive Housing
	Funding	HOME: \$217,867
	Description	General Administration funds for FY16/17 HOME activities.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	TBD
26	Project Name	HOME CHDO Funds
	Target Area	Consortium-wide

	Goals Supported	Affordable Rental Housing Preservation - Rental
	Needs Addressed	Housing Preservation
	Funding	HOME: \$387,234
	Description	Rental Rehabilitation of Faith Manor in Hayward
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	25 low income families
	Location Description	Faith Manor, Hayward
	Planned Activities	TBD
27	Project Name	HOME Tenant-Based Rental Assistance
	Target Area	Consortium-wide
	Goals Supported	Rapid Re-Housing
	Needs Addressed	Supportive Housing
	Funding	HOME: \$591,074
	Description	Tenant-based rental assistance or rapid re-house funds to assist low and moderate income renters retain their housing.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD

	Planned Activities	TBD
28	Project Name	HOME Rental Housing Production
	Target Area	Consortium-wide
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Rental Housing Production
	Funding	HOME: \$948,339
	Description	Acquire or construct affordable rental housing.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	40 low income families
	Location Description	various locations
	Planned Activities	TBD

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Urban County consists of the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the Unincorporated County. Each jurisdiction in the Urban County receives an allocation of Community Development Block Grant (CDBG) funds, which may be used for eligible activities, eligible households, and/or eligible areas within that jurisdiction. The CDBG funds are allocated according to a formula based on population data from the 2010 Census and the number of substandard units in each jurisdiction. All projects listed in the "Proposed Projects" tables are intended and open to serve eligible households within the Urban County jurisdiction. Census tract for identified projects are as follows: Albany 4201-4206; Dublin 4501-4505; Emeryville 4251; Newark 4441& 4443; Piedmont 4262. Unincorporated County areas: Ashland CPD 43379 - 4340; Cherryland 4356-4357; 4362 & 4363, Castro Valley 4309-4312; Fairview 4353; and San Lorenzo 4360 &4361. Areas of racial concentration (based on the 2010 Census information) within the Urban County are listed by census tract as follows: Dublin 4507.51 and 4507.52; Ashland 4339; Cherryland 4356.01 & .4356.02; Cherryland/San Lorenzo 4362; Newark 4443.02; 4444 and 4446.02.

Geographic Distribution

Target Area	Percentage of Funds
EDEN PROJECT AREA, CHERRYLAND SUB-AREA	5
Consortium-wide	30
Urban County-wide	30
County-wide	10
Ashland, Unincorporated Alameda County	5

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For many programs using CDBG funds, such as residential or business rehabilitation, the exact location of the activity is not determined prior to funding the program as a whole. Pursuant to the CDBG Program Final Rule in these instances, the Action Plan must identify who may apply for

assistance, the process by which the grantee will select those to receive assistance, and how much and under what terms the assistance will be given.

Alameda County HCD administers a Housing Rehabilitation Program using CDBG funds for of the jurisdictions in the Urban County. This program is delivered by the Alameda County Community Development Agency Healthy Homes Department. The level of rehabilitation services varies among cities. The goal of the program is to conserve, preserve, and improve the housing and neighborhoods of low and moderate income people living in the Urban County. To that end, the program provides grants or low interest loans to qualifying properties and owners to provide a variety of rehabilitation services, such as rental housing rehabilitation, minor and major home repairs, mobile home repairs, exterior paint or clean-up assistance, seismic retrofitting, and accessibility repairs.

The rental rehabilitation program is available to those properties in which at least 51% of the units are occupied by low and very low income households, or in which 51% of the units will be rent-restricted through a rental agreement to qualified low income households after rehabilitation. This program provides below-market-interest-rate loans to property owners to complete the rehabilitation. Tenant incomes are verified to determine whether at least half of the units are occupied by lower income households. The property's operating budget is also examined to determine the property's long-term financial feasibility and ability to repay the loan.

HOME Investment Partnership funding is allocated to the jurisdictions within the Alameda County HOME Consortium on a formula basis. HOME funds are distributed throughout all parts of the HOME Consortium. All activities to be undertaken are intended and open to serve eligible households living in the Consortium.

Discussion

Not applicable

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	40
Non-Homeless	45
Special-Needs	0
Total	85

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	10
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	85

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Not applicable

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

In the HOME Consortium, the Housing Authority of the County of Alameda (HACA) converted its remaining 72 units of public housing to HUD's Rental Assistance Demonstration (RAD) program in March 2016 and thus has no more public housing. Conversion to RAD programs result in more stabilized income stream that will provide funds for repairs as well as a replacement reserve. The City of Alameda's Housing Authority does not own any public housing. The Housing Authority of the City of Livermore (LHA), designated as a high performer, owns and manages 125 units of public housing at Leahy Square.

Actions planned during the next year to address the needs to public housing

LHA will use HUD and City resources to acquire and rehabilitate 27 units of rental housing, including nine transitional units for households graduating from area homeless and domestic violence shelters.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion

Not applicable

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan, Mental Health Services Act (MHSA) funds and Housing Opportunities for People with AIDS (HOPWA). MHSA is a California program administered locally by Alameda County's Behavioral Health Care Services Department. The program funds affordable housing development, in partnership with the County Housing and Community Development Department (HCD) and California Housing Finance Agency, rental assistance and services. HOPWA funds are administered by HCD in Alameda County on behalf of the City of Oakland which is the HOPWA grantee. HOPWA funds are used to support affordable housing development, short term rental assistance, and housing-related services.

The EveryOne Home Plan has been adopted by the Alameda County Board of Supervisors and all 14 cities, and endorsed by numerous community organizations.

Implementation of the Plan is coordinated by a community-based organization of the same name. The organization also functions as the Alameda County Homeless Continuum of Care. It is guided by a Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofit service providers and housing developers, businesses, law enforcement, housing authorities, and faith-based organizations. For more detailed information please refer to Alameda County EveryOne Home at www.everyonehome.org.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Goal: Building on existing coordinated entry pilots underway in Berkeley and Oakland and with the chronically homeless populations, launch the coordinated entry system county-wide by fall 2016.

In line with the 2009 HEARTH Act, Alameda County is working to improve the front door to the homeless services system, to include prioritization and better matching of household needs to available resources. 211 is currently a central access point in Alameda County for homeless persons seeking shelter and other service needs. The cities of Oakland and Berkeley have launched coordinated entry hubs in January 2016. Households that call are provided housing counseling in an effort to avoid their need for emergency shelter or unsheltered homelessness, and if they cannot be diverted, they are assessed and prioritized for emergency shelter, rapid rehousing or permanent supportive housing.

Coordinating entry is also identifying unsheltered and chronically homeless people for targeted outreach

and referring them to street outreach teams throughout the county. Those people will be assessed, offered the opportunity to work with housing navigators to secure permanent housing, and encouraged to move indoors as shelter space becomes available. The Hope project provides outreach to street homeless in south and east Alameda County. It includes a street medicine project funded by Health Care for the Homeless. Building Futures with Women and Children provides street outreach in Mid-County. Outreach teams are connected to coordinated entry and assessment programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Goal: Develop, adopt and approve county-wide operating standards for emergency shelters that are incorporated into local county and city funding contracts by the start of FY16.

Local shelter funders are working together to develop emergency shelter operating standards that reflect the continuums commitment to being low-barrier, harm reduction and housing first. Standards have been drafted and are in a public comment period, after which local county and city departments that fund emergency shelters can incorporate these standards into their funding contracts by the start of FY16/17.

There are 26 year-round emergency shelters in the County. Twenty five additional beds are available in the cold weather months in North County. Warming centers also operate in north, mid and south county, opening when there is a forecast for rain or temperatures below 40 degrees. Warming center beds total approximately 200 beds across the country.

Currently, Alameda County has 22 transitional housing programs that serve singles, families, victims of domestic violence, and includes five programs for veterans. This number is down from 33 programs just a few years ago. In line with direction from HUD, current research, and best practices in the field, the continuum has covered a number of transitional housing programs into either permanent supportive housing or rapid rehousing. The continuum continues to explore further conversations and the possibility of using a substantial portion of the remaining transitional housing more like bridge housing, with much shorter stays and emphasis on existing residents to permanent housing as quickly as possible.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Goal: Develop and launch a single, prioritized by-name registry of all disabled homeless persons which

operators of permanent supportive housing will use to lease openings in their projects.

HCD, EveryOne Home and the Healthcare Service Agency collaborate on an initiative to increase chronically homeless persons' access to permanent supportive housing. Known as Home Stretch, the initiative combines street outreach, housing navigation supports, a single prioritize by-name registry of all disabled homeless persons, and matching with permanent supportive housing opportunities with the intent of getting the most vulnerable long term homeless persons housed more quickly, with supports to help them stay housed. Currently 91% of those housed with permanent housing retain it for three years or more.

Goal: Finish the work of reaching operational zero homeless veterans in 2016.

In 2015 EveryOne Home in collaboration with the local veteran's administration launched Operation Vets Home, a partnership of veterans serving organizations to identify and house every homeless vets in the county's system. Since the launch of the initiative, the point-in-time number of homeless vets has dropped by over 35%. Vets are getting housed in an average of under 90 days, and Everyone Home is working to streamline referral and assessment process for chronically homeless veterans to access VASH vouchers.

In an effort to house all homeless people more quickly, especially families, HCD and Everyone Home have worked to expand resources for rapid rehousing programs. Current capacity across the county exceeds 1,000 slots, approximately 300 of those for veterans. Other populations served include families on CalWORKs, persons re-entering the community from criminal justice system, those living with serious mental illness, transition age youth and families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Alameda County HCD will continue to implement the Realignment Housing Program which uses rapid rehousing strategies to assist homeless and unstably housed individuals leaving State correctional facilities to avoid homelessness. The THP+ program provides transitional housing for foster youth wishing to remain in care until age 21. The Health Care Services Agency has also established over two dozen respite care beds for persons being discharged from county hospitals and psychiatric facilities.

Future ESG funding will provide prevention activities that will likely address these populations. In addition, see above for information on Foster Care Waiver funds for homeless prevention and rapid re-

housing.

Discussion

Not Applicable

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

There are a number of barriers to providing affordable housing in the County, based on real estate market and non-market factors. Affordable housing projects are difficult to build due to the high costs of building materials. The cost and limited availability of land in many parts of the Consortium contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources.

According to 2010 Census data, approximately 42% of Alameda County residents have housing problems (e.g., cost burden or substandard living). There was a 27% decrease between 2000 and 2010. This number is believed to be much higher today because of the mortgage crisis and recent recession. According to the Alameda County Housing Authority, the number of Section 8 vouchers under contract declined even though there was an increase in the number of families that were eligible for rental assistance. Although the number of total available rental units in the County has risen over the past five years, the number of affordable units has declined. With the ownership housing market escalating, the rental market once again is experiencing escalating rents.

For many homebuyers and renters who are disabled, accessibility presents a large barrier to finding an affordable living space that accommodates special needs. According to the 2010 Census there are over 35,564 elderly and 44,414 children and adults who are disabled within the HOME Consortium. Adults comprise 7% of the population.

Some barriers to affordable housing are related to fair housing issues. In April 2015, the Alameda County HOME Consortium prepared its updated *Analysis of Impediments to Fair Housing (AI)*. According to the AI there is tremendous need for affordable housing for families, individuals, and households with special needs within the Consortium; yet, developers of affordable housing and governmental agencies still encounter neighborhood opposition. Neighborhood support and consultation is an early goal of housing providers. It is sought early in the development process so questions about proposed development can be addressed. Some neighborhood opposition is directed to groups protected under the Fair Housing Act. Neighborhood opposition is often raised on the basis of local land use codes and ordinances, such as what is allowed through local zoning codes and ordinances, parking needs, environmental review, or the loss of property tax due to the property tax exemption, making it difficult to raise a charge of discrimination under the Fair Housing Act.

To affirmatively work towards community acceptance in the Consortium, developers and cities have consistently sought to involve the public early on in the development process, through neighborhood meetings, information sessions on housing needs in the community, and field trips to exemplary housing developments. The Consortium jurisdictions have implemented a variety of public policies and programs to eliminate general barriers to affordable housing. Several jurisdictions in the Consortium

fund an affordable housing campaign by East Bay Housing Organizations (EBHO). EBHO sponsors Affordable Housing Week, held annually in May and offering numerous tours, open houses, media presentations, and information dissemination regarding affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

HOME Consortium jurisdictions impose development fees or in-lieu fees on residential development. To facilitate the development of affordable housing in the jurisdictions, some cities will waive their development fees on affordable units and some cities will impose in-lieu fees on market-rate developments, which can create affordable housing funds. Cities will allow for modifications in the project plans, such as reduced parking requirements for affordable housing projects. The partial or total waiver of development fees and the ability to reduce such requirements as parking provide an incentive for developers to build affordable housing by decreasing per unit costs. To encourage the development of affordable housing, jurisdictions have adopted or revised various local ordinances that impact the development or maintenance of affordable housing including inclusionary housing zoning, density bonus, secondary unit, condominium conversion, and mobile home ordinances. The process of revising General Plans, including the Housing and Land Use Elements, and Area-Specific Plans, allows for reduction of policies that negatively impact the provision of affordable housing and encourage other policies that promote development which is both high-quality and cost-effective. Some jurisdictions' Housing Elements have policies to encourage rezoning of non-residential land to residential uses, which increases the supply of land. This is particularly beneficial in areas which are built-out. Other local planning policies which allow flexibility in design and densities create additional incentives for developers to build affordable housing that is cost-effective.

Legislation allowing waiver of property taxes for low income housing increases the economic viability by reducing operating expenses. California Welfare Exemption applies to housing serving lower income households owned by nonprofit corporations. It applies to housing in which at least 20% of the occupants earn incomes which do not exceed 80% of the area median income and rents are no more than 30% of this income level, housing financed with tax-exempt mortgage revenue bonds or other public loans or grants, and housing utilizing the low income housing tax credit. Local permitting processes can delay the production of housing and increase the overall costs of development, creating a disincentive to produce affordable housing. Some jurisdictions are making an effort to streamline and simplify the permitting processes so that development schedules and costs may be decreased. Jurisdictions also periodically review the fee structures to ensure that it meets State requirements but are not unnecessarily increasing the cost of housing production.

Developers of affordable housing and government agencies involved in supporting affordable housing encounter neighborhood opposition to low income housing which can stall implementation

and impede the provision of affordable housing to needy families and individuals. In response to concerned neighbors, developers and cities seek to involve the public early in the development process, through neighborhood meetings, information sessions on housing needs in the community, and/or field trips to exemplary affordable housing developments.

Discussion

Housing Discrimination

Fair housing services are provided to reduce housing discrimination, such as housing counseling to tenants and landlords on their rights and responsibilities, investigating complaints of housing discrimination, dispute mediation and resolution, along with training for realtors and property owners on fair housing laws. The 2010 Census shows that Alameda County HOME Consortium is a racially and ethnically diverse community with people of color comprising 45% of the total population. Reports from fair housing agencies in recent years indicate increased numbers of fair housing complaints that charge discrimination based on disability, race, ethnicity, family composition and size.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Low income families have difficulty securing housing without income supports and/or housing assistance. Many times they also do not have additional income to pay for other needs such as food, child care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness. According to the 2010 Census, 16% (14,092) of the Urban County's population was low income; 8,967 households (10%) were very low income (50% or below median household income) and 15,025 households (17%) were extremely low income (at or below 30% of median household income). The 2000 Alameda County median household income was \$55,946. In 2014, it is \$88,500. This is a 60% increase in 14 years. Many lower income families are not keeping pace when incomes raise.

Many low or no-income families or individuals that are living in poverty critically need income supports. Income supports include a number of federal, state and locally funded programs to provide these families or individuals with income to live on. The largest program nationally, Temporary Assistance to Needy Families (TANF) provides income to poor families. The amount of assistance depends on the size of the family; however, it is still not enough to move the family out of very low income levels. An income program that provides support for disabled people unable to work is Supplemental Security Income (SSI). Low or no-income adults who are not eligible for TANF or SSI may receive locally funded General Assistance (GA).

Some of the public services programs provided in the Urban County through the CDBG program are intended to support the service needs of very low income families and individuals, such as the City of Dublin program which provides weekend lunches for families with children who participate in the school lunch program during the weekday, and the Meals on Wheels program that is funded in several jurisdictions which provides meals to low income seniors. The Unincorporated County is starting a food incubator program for entrepreneurs who would like to expand home cooking into a viable business.

Actions planned to address obstacles to meeting underserved needs

There is significant focus on the provision of affordable housing, supportive social services, and community development programs in the Urban County among all levels of the public and private sectors. A strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. These groups, including the Urban County Technical Advisory Committee, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the Urban County. An additional strength is the growing level of coordination between service providers, particularly those addressing housing needs of the homeless and special needs populations, and affordable housing in collaborations. Non-housing community

development programs within the Urban County have involved coordination between the Urban County jurisdictions and the organizations focused on the particular community development area, which might be infrastructure improvements, economic development, accessibility improvements or child care. Cities in the Urban County are working to implement the EveryOne Home Plan to end homelessness in the County by 2020.

The Workforce Investment Board, which emphasizes private sector, employer-driven job training programs. The Alameda County Self-Sufficiency Program is designed to operate as a single, integrated system for the delivery of work-first, employment focused services. The program complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The employment focus of the program features Self-Sufficiency Centers which provide employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans.

The HOME Program administered by Alameda County HCD supports rental housing projects to assist households in the Urban County earning up to 60% of area median income. There are additional priority considerations given to proposals that include income targeting to households earning less than 30% of area median income, a target group that includes households living in poverty. Housing developments targeted to families and individuals in this income group often have a social services component to assist the households with other needs such as job training, skill building, case management, and subsidized child care.

Compliance with Section 3 of the Housing Act is required in connection with many Alameda County HCD and Urban County contracts. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects will, if possible, be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing. HCD has developed materials to distribute to contractors to ensure their good faith efforts in complying with Section 3 requirements.

Actions planned to foster and maintain affordable housing

The primary gaps facing the Urban County jurisdictions in delivering affordable housing, including supportive housing with services, are high costs and the lack of sufficient financial resources, and issues of community acceptance which can threaten the provision of housing by increasing delays and project costs. The incidence of homelessness in Alameda County continues to be high due to high housing costs, the lack of sufficient funding for housing and supportive services for the homeless, special needs populations, and those at-risk of homelessness. There is also an increasing need for operating subsidies for projects that target lower income households and for project-based rental assistance and for rehabilitation and preservation funds. Community development efforts are also subject to insufficient financial resources

and the need for better coordination and communication between agencies and organizations.

High land and construction costs, as well as higher than average market rents in many parts of Alameda County, have also made the delivery of affordable housing more difficult. Efforts will be aimed at maintaining the levels of funding currently available for affordable housing operations and development, as well obtaining other sources of funding through competitive grant processes and private or local sources.

Addressing these issues is a high priority for the Urban County, which will continue its efforts to develop programs and policies which link identified needs with available resources, identify sources of financing for affordable housing and community development, provide technical assistance to nonprofit organizations involved in affordable housing and support services, and strengthen coordination efforts between housing, service providers, and governmental agencies.

Actions planned to reduce lead-based paint hazards

Lead poisoning is a serious issue in Alameda County with significant numbers of older homes likely to contain lead hazards are occupied by low income families with children. Lead hazards are defined as any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects. Common sources of lead poisoning are lead-based paint hazards from dust, deteriorated paint, and contaminated soil.

The Alameda County Healthy Homes Department (ACHHD) is an integrated health, environmental, and housing department whose primary role is preventing, addressing, treating and remediating lead hazards county-wide. The Department's current lead hazard reduction program is focused within the Cities of Alameda, Berkeley, Emeryville, and Oakland as well as the communities of Ashland, Cherryland and San Lorenzo. ACHHD will address LBP hazards and increase access to housing without lead hazards by conducting outreach and training, providing technical assistance, and completing lead-safe repairs that will also include healthy housing repairs and other rehabilitation services to residents and property owners of Alameda County.

The Alameda County Environmental Health Services Department provides compliance and enforcement support for properties related to a lead-poisoned child throughout Alameda County. The ACHHD receives funding from property owners through a property-based fee within the County Service Area (CSA) and provides additional services to these cities.

The Cities of Emeryville and Alameda are the only HOME Consortium cities within the CSA at this time. Services include public education presentations, In-Home Environmental Consultations, technical assistance to property owners, and access to lead safety training. Activities carried out include: technical assistance to medical providers in the treatment of childhood lead poisoning; primary responder to unsafe work practices; voluntary compliance practices; trainings on Lead-Safe Work Practices; Essentials

of Healthy Housing, the EPA Renovate, Repair and Painting Certification.

ACHHD conducts lead-based paint inspections on tenant-based rental assistance for HOME and HOPWA units built before 1978 as required. Lead inspections are also conducted as a part of the Housing Quality Standard (HQS) Inspections for all Shelter Plus Care participants. Lead-based paint inspections would also take place for any homeownership programs administered by HOME and CDBG.

The ACHHD received its 9th HUD Lead Hazard Control grant in the amount of \$3,400,000 including healthy homes initiative funding. This three year grant will implement a Lead Hazard Control Program to address residential lead hazards in the County Service Area. Under the grant, the ACHHD will complete lead hazard control in 140 units of housing for low-income residents with young children. Each unit will receive a lead inspection risk assessment and a comprehensive assessment and rating using the Healthy Housing Rating System, which will be used to identify and prioritize healthy housing deficiencies and provide additional health and safety resources, education, tenant and property owner support and compliance, and will strengthen community capacity for addressing and institutionalizing lead safety and healthy housing principles through training and technical assistance to individuals and agencies.

Actions planned to reduce the number of poverty-level families

There is significant focus on the provision of affordable housing, supportive social services, and community development programs in the Alameda County Urban County among all levels of the public and private sectors. A strength of the delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. These groups, including the Urban County Technical Advisory Committees, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the Urban County. An additional strength is the growing level of coordination between service providers, particularly those addressing housing needs of the homeless and special needs populations, and affordable housing in collaborations such as Shelter Plus Care and the Linkages Program. Non-housing community development programs within the Urban County have involved coordination between the Urban County jurisdictions and the agencies or organizations focused on community development.

Alameda County HCD is the lead agency for various programs such as Shelter Plus Care and other Continuum of Care-funded Programs which serve the homeless through housing rental assistance and supportive services and aim to reduce the number of people living in poverty in the County. Cities in the County are working to implement the EveryOne Home Plan to end homelessness in the County by 2020.

The Workforce Investment Board, which emphasizes private sector, employer-driven job training programs. The Alameda County Social services Agency administers the Alameda County Self-Sufficiency Program. The program is designed to operate as a single, integrated system for the delivery of work-first, employment focused services. The program complies with federal Temporary Assistance to Needy

Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWORKS program services and activities. The employment focus of the program features Self-Sufficiency Centers which provide employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans. The program also encourages community partnerships to leverage and maximize funds, prevent duplication of service delivery, and develop the capacity of the community to sustain a safety-net for an expanding population.

Programs targeted to special needs populations with very low incomes, many of whom are homeless and/or live in poverty, such as Shelter Plus Care and other Continuum of Care funded programs, and Housing Opportunities for People with AIDS, are coordinated with social service agencies and provide affordable housing and other services, such as case management, life skills management, education, and job training. In addition to these activities, efforts are underway to improve the quality of life in low-income neighborhoods with existing assisted housing.

Actions planned to develop institutional structure

A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between service providers, particularly those addressing housing needs of the homeless, special needs populations, and housing providers. The Urban County Technical Advisory Committee (TAC) comprised of staff from the individual jurisdictions in the Urban County, meets bi-monthly to discuss programmatic and policy matters relating to federal housing and community development funding sources available to these jurisdictions.

The primary gaps facing the Urban County jurisdictions in delivering affordable and supportive housing are primarily the lack of financial resources for development, operations, and support services. Community development efforts are limited due to a lack of financial resources. In some cases, there is also need for stronger coordination between agencies and organizations.

Addressing these gaps will be a high priority for the Urban County. Urban County jurisdictions will continue efforts to identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies. The Urban County has streamlined and improved the process for selecting and funding housing and community development projects for its HOME and CDBG programs. In addition, Urban County jurisdictions have participated in the larger homeless and special needs housing initiatives (the EveryOne Home Plan and the annual Continuum of Care funding process) to select priorities and projects for homeless and special needs funding.

Actions planned to enhance coordination between public and private housing and social

service agencies

HCD is the lead agency in implementing the County's housing initiatives and coordinates actively with jurisdictions and organizations. The Alameda County Urban County Technical Advisory Committee (TAC) meets bi-monthly to coordinate and deliver housing and other services to lower income residents in the Urban County jurisdictions. The Alameda County Housing and Community Development Advisory Committee (HCDAC), provides citizen input on housing and community development policy and implementation within the Urban County. The affordable housing development implemented through HCD is carried out through coordination with private developers, service providers, and lenders and other funders.

HCD staff has been a member of the HIV Services Community Care Planning Council, which sets funding priorities for Ryan White Care Act Funding in the Oakland MSA, and continues to coordinate with the CCPC as appropriate.

HCD jointly administers the Shelter Plus Care Program with the Oakland Housing Authority, City of Alameda Housing Authority, the City of Berkeley and the Housing Authority of Alameda County. This program provides housing and supportive services on a long-term basis for homeless persons with disabilities and involves coordination with private housing and social services providers to find housing and services for program participants.

The Housing Opportunities for People With AIDS (HOPWA) Program is coordinated through participation of housing and services providers and agencies. Alameda County HCD administers the HOPWA program for Alameda County, under contract from the City of Oakland.

All jurisdictions in Alameda County are implementing the EveryOne Home Plan which seeks to address the housing-related needs of extremely low-income persons with serious mental illness, those living with HIV/AIDS, and those who are homeless. The EveryOne Home Plan process builds upon earlier multi-jurisdictional planning initiatives created in the earlier collaboration efforts that resulted in adoption of the County-wide Continuum of Care Plan and the County-wide AIDS Housing Plan and related implementation efforts.

Inter-departmental County coordination is being strengthened between HCD, Social Service Agency, Health Care Services Agency, Behavioral Health Care Services, Public Health, the Sheriff, Probation Department and others. As housing affordable to low income County residents becomes increasingly scarce, all of these departments have found that they are less able to serve their target populations effectively. State budget cuts have a significant impact on service levels new state resources have been made available to fund rapid re-housing.

Alameda County received state "boomerang" funds as a result of the dissolution of the Redevelopment agencies. These funds were returned as general funds and Alameda County elected to set aside a portion of these funds for rapid re-housing activities. In addition, the state made additional funding to

provide rapid re-house to homeless families on CalWORKs. Social Service agency partnered with HCD to administer this rapid re-housing program.

Discussion

Each of the jurisdictions in the Alameda County Urban County implements its housing and community development goals and objectives through coordination with other public and private entities. Alameda County HCD is the lead agency of the HOME Consortium, and works closely with staff of the HOME Consortium jurisdictions in developing housing programs and policy. EveryOne Home, the Shelter Plus Care Program, the Jobs/Housing Linkages Program and the HOPWA Project Independence are all examples of where county-wide and multi-jurisdictional public/private coordination occurs at the project and programmatic levels.

Other coordination within the Urban County jurisdictions exists among planning departments, housing and community development departments, housing authorities, local social service agencies, private developers, nonprofit organizations, and citizens.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	190,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	190,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used

for homebuyer activities as required in 92.254, is as follows:

Not applicable

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Not applicable

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

EveryOne Home partners developed a county-wide prevention and rapid re-housing program model to be implemented with sources including Emergency Solutions Grant funds. The program model is based on the Homelessness Prevention and Rapid Re-Housing Program (HPRP), which utilized common assessment tools and policies, was an integral part of the current system of care, was simple for clients to access and provided common outcome data and measurable results. Given that the resources provided under ESG are a fraction of that available under HPRP, the program developed is significantly scaled-down system, primarily utilizing existing homeless provider resources, while seeking to obtain additional funds such as with the County's recent General Funds, and focusing on rapid re-housing and shelter diversion.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Alameda County has several elements of a centralized/coordinated assessment system currently in place. Currently, Alameda County's 211-system does referrals to agencies providing shelter, affordable housing and other supportive services throughout Alameda County. In order to establish basic eligibility, 211 conducts an assessment on all callers requesting assistance. All Continuum of Care funded agencies participating in HMIS complete a standard intake and assessment that is required of nearly all programs in HMIS (with the exception of high-volume programs).

The Alameda County Continuum of Care is also developing and piloting common assessment tool for chronically homeless individuals to identify and prioritize people for permanent supportive housing, and working on broader coordinated assessment and entry for emergency shelter.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Urban County released a single ESG FY2016 RFP in Spring 2016. Decisions on final subawards will be made by Spring 2016 with program start up beginning July 1, 2016. The RFP has been distributed widely and was sent to non-profit agencies throughout Alameda County. HCD administers ESG funding on behalf of all of the Urban County jurisdictions. It is not anticipated that units of local government will be subrecipients.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

It is not possible to require participation of formerly homeless individuals on the Alameda County Board of Supervisors. EveryOne Home has at least one homeless person on its Leadership Board. The Urban County, in conjunction with EveryOne Home, hosted a forum for homeless clients, in order to involve them in policy-making and decisions regarding the re-design of countywide homeless servicing system, including ESG-funded services. Consumers participate in all system planning efforts, and includes a minimum of one focus group of consumers to assess their experience of utilizing they system front the "front door" through to accessing permanent housing.

5. Describe performance standards for evaluating ESG.

In 2010, EveryOne Home in conjunction with data from the Homeless Management Information System (HMIS) administered by Alameda County HCD, created the Outcomes Project to develop new outcome measures and benchmarks for joint use by operators and funders of homeless programs in Alameda County. The work included evaluating current outcomes for many segments of the homeless services system and developing benchmarks. For the first year of the project, jurisdictions countywide emphasized improving the quality of data collection to reduce the number of "unknown" outcomes system wide. For the second and subsequent years, community agencies were expected to meet benchmarks based on the actual outcomes of similar agencies countywide, or to show improvement from the previous year. The fifth year report will be issued in late Spring 2015. For more information see: <http://www.everyonehome.org/measuring-success.html>.

All providers receiving ESG funds will be contractually expected to meet or exceed performance standards.

CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official Date

Director
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year 2016 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official Date

Director
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official Date

Director
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code):

Alameda County Housing and Community Development Department
224 W. Winton Avenue Rm 108
Hayward, Alameda County, CA 94544

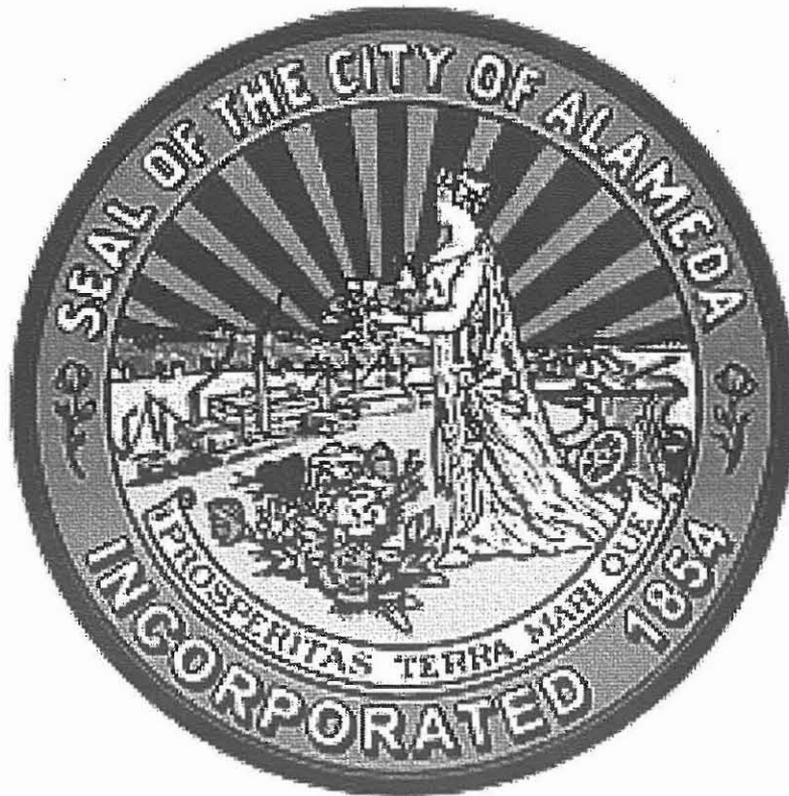
Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).



2016 Action Plan
DRAFT
04/04/16

This document is written in conjunction with the Alameda County HOME Consortium.
Complete analysis is included across both documents.

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

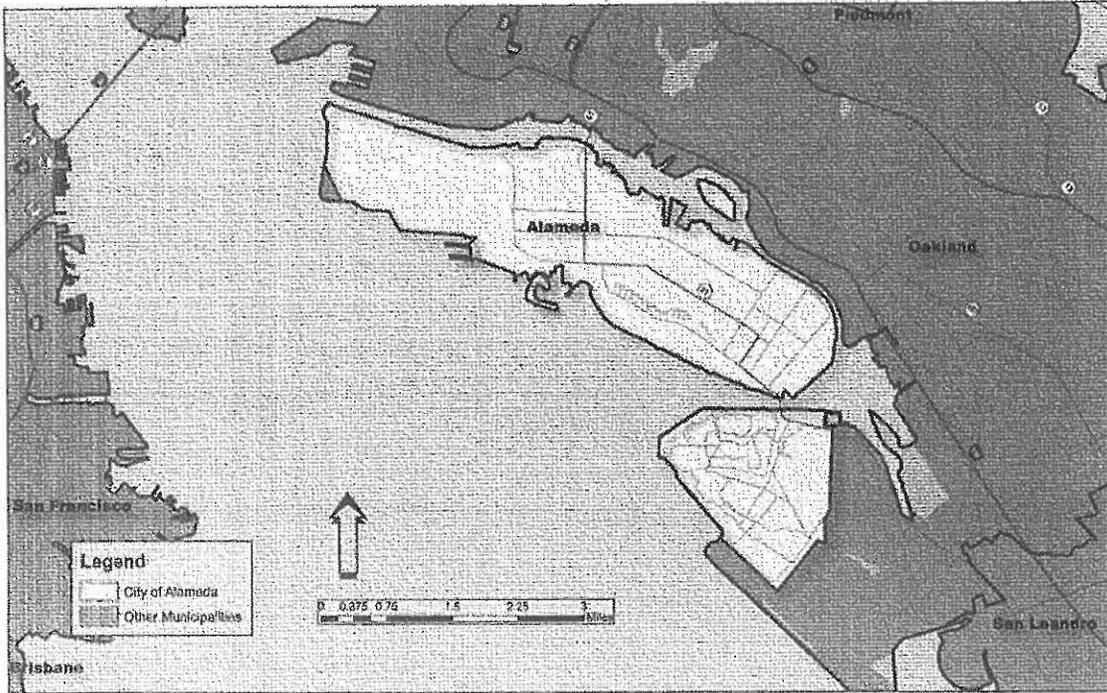
1. Introduction

According to the American Community Survey 2014 estimates, the City of Alameda is an island city of an 77,660 people. Approximately 12.4 square miles in size, the City is located in the geographic center of the San Francisco Bay Area, 12 miles east of San Francisco and separated from the City of Oakland by an estuary. Exhibit A is a map showing the City's boundaries, identifying all low- and moderate-income areas. Alameda is defined by the U.S. Department of Housing and Urban Development (HUD) as an entitlement city. As an entitlement city, the City of Alameda receives an annual allocation of the Community Development Block Grant (CDBG) to use for housing, economic development and social services. The annual allocation for 2016 will be \$1,059,118.

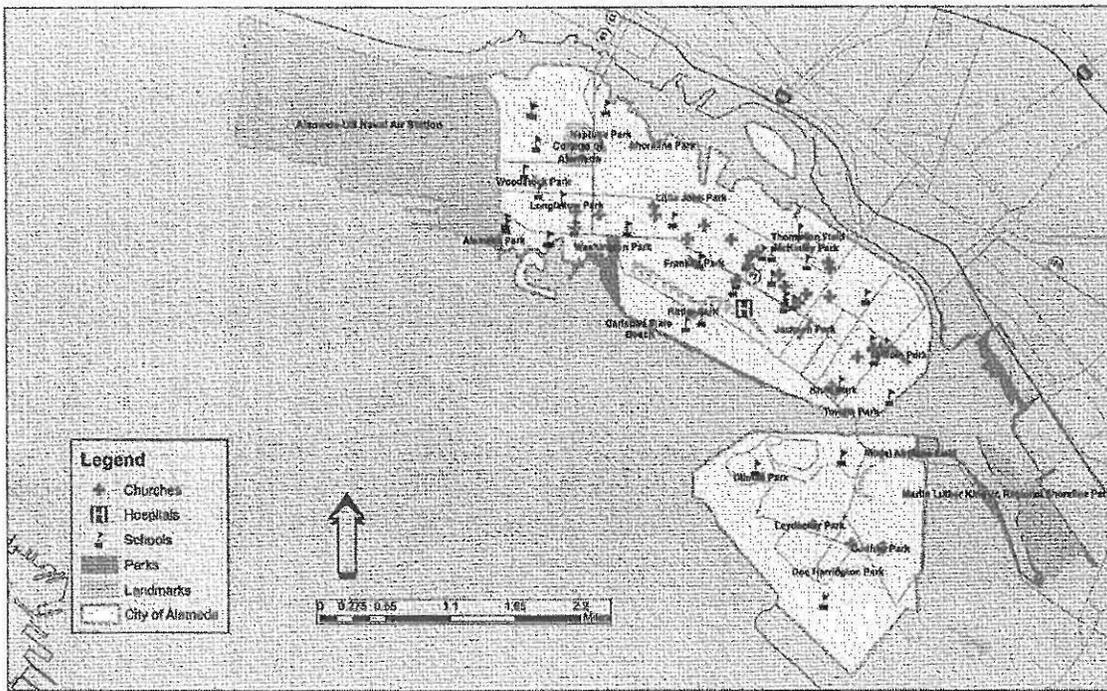
The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the Consortium. Together, this group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The annual allocation for all communities in 2016 will be \$2,178,668. The City of Alameda will receive \$156,659 of that allocation in 2016.

To receive funding each year, the City of Alameda, in conjunction with the Alameda County HOME Consortium, must complete a five-year strategic plan called a Consolidated Plan. The Consolidated Plan is an assessment of the needs in the community, relating to housing, social and public services, public infrastructure. The analysis looks at populations who are most affected by the current housing stock, state of the economy and the ability to meet daily living needs. The Consolidated Plan then outlines priorities and goals to address those needs. Each year, the City of Alameda must write an Action Plan, outlining specific projects and funding resources that will meet the Consolidated Plan goals. At the end of each year, the City of Alameda will write a Consolidated Annual Performance and Evaluation Report to report the progress towards each of the Consolidated Plan goals. These three documents enable the public, elected officials and HUD to understand the needs in the community, provide input and measure progress and investment in the community.

The most recent Consolidated Plan covers fiscal years 2015 – 2019 and was approved by the City of Alameda and the HUD in May of 2015. This is the Action Plan for the fiscal year 2016, the second year of the Consolidated Plan. It will cover the City of Alameda CDBG allocation, beginning July 1, 2016 and ending Jun 30, 2017.



Map of Alameda



Points of Interest

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Alameda has developed a number of priorities and objectives in its five-year Consolidated Plan to address needs in the community. The primary objectives of the City of Alameda are to create affordable housing development, address the safety net services for people living in poverty and create economic opportunities. The specific priorities outlined in this Action Plan include:

Affordable Housing

- Increase the availability of affordable rental housing for extremely low (30% AMI), very-low (50% AMI), and low (80% AMI), income households.
- Preserve existing affordable rental and ownership for households at or below 80 percent of the area median income (AMI).
- Reduce housing discrimination.
- Assist low and moderate income first time homebuyers.

Homelessness

- Prevent homelessness and other housing crises.
- Increase housing opportunities for homeless and extremely low-income households.
- Deliver support services to promote stability and independence.
- Measure success and report outcomes.

Other Special Needs

- Increase the availability of service-enriched housing for persons with special needs.

Non- Housing Community Development

Public Services

- Preserving Alameda's "Safety Net" services for families and individuals (including seniors) who are vulnerable and in crisis, through programs that provide food, shelter, case management services, personal safety services, and homeless prevention services such as short-term rental and utility assistance. Demographic priority be given to the residents with the greatest need and fewest resources.

Economic Development

- Provide Economic Development and entrepreneurship opportunities to low-income residents.
- Increase the capacity of local economic development agencies and other community based initiatives.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. This is the second year of the 2015 – 2019 Consolidated Plan. Many of the projects outlined in the first year Action Plan, approved in May 2015, are still underway. The City of Alameda expects the following accomplishments for the FY 2015 to include:

- Repair assistance for low income homeowners – 33 homeowners
- Increase affordable rental housing– 23 units created
- Provision of services to homeless individuals – 273 clients served
- Provision of public services or safety net services – 6045 clients served
- Improve public facilities that serve the low income individuals and the disabled –1 facilities improved
- Improve the economic opportunities in low income neighborhoods –73 jobs created

Despite the successes, with home values increasing, challenges continue for the development of affordable housing development. The demand for more affordable housing opportunities continues to grow in Alameda.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The development of the Annual Plan includes formal citizen participation, following a Citizen Participation Plan. The City updated and adopted the Citizen Participation Plan in conjunction with the Consolidated Plan last year. The City published notices inviting and encouraging comments regarding the proposed Five-Year Strategic Plan/Action Plan and held one public hearing. All public notices are published in the local newspaper and translated into Spanish and Chinese for publication in non-English language newspapers, and posted on the Housing Authority website at www.alamedahsg.org. Alameda County also published a notice inviting comments regarding the Consortium's Consolidated Strategic and Action Plans.

The draft annual Action Plan will be available for public comment from April 4, 2016 to May 2, 2015. On May 3, 2016, the City Council will hear public comment and hold a public hearing on the Action Plan. Other opportunities for citizen participation include the community meetings conducted by the City's Boards and Commissions. Meetings to address community need are held by the Commission on Disability Issues, the Transportation Commission, and the Housing Authority Board of Commissioners. The Alameda Collaborative for Children, Youth and their Families (ACCYF), established in 1997 as a joint collaboration between the Alameda Unified School District, Alameda County

Supervisor's Office, and the City, convenes meetings on the third Wednesday of every month with more than 30 youth and family service providers in Alameda. These meetings provide valuable feedback on the needs of youth in Alameda from the perspective of the community at large, including parents, children, and youth. Lastly, the SSHRB, through its Workgroups, meets to evaluate needs and facilitate community conversations and actions on issues facing the community.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The draft form of this Action Plan will be available for 30 days for public comment beginning April 4, 2016 and ending May 2, 2016. Draft copies of the document were available in the Alameda Housing Authority offices, Housing and Community Development Department at 701 Atlantic Avenue for comment and electronically via the Alameda Housing Authority website.

6. Summary of comments or views not accepted and the reasons for not accepting them

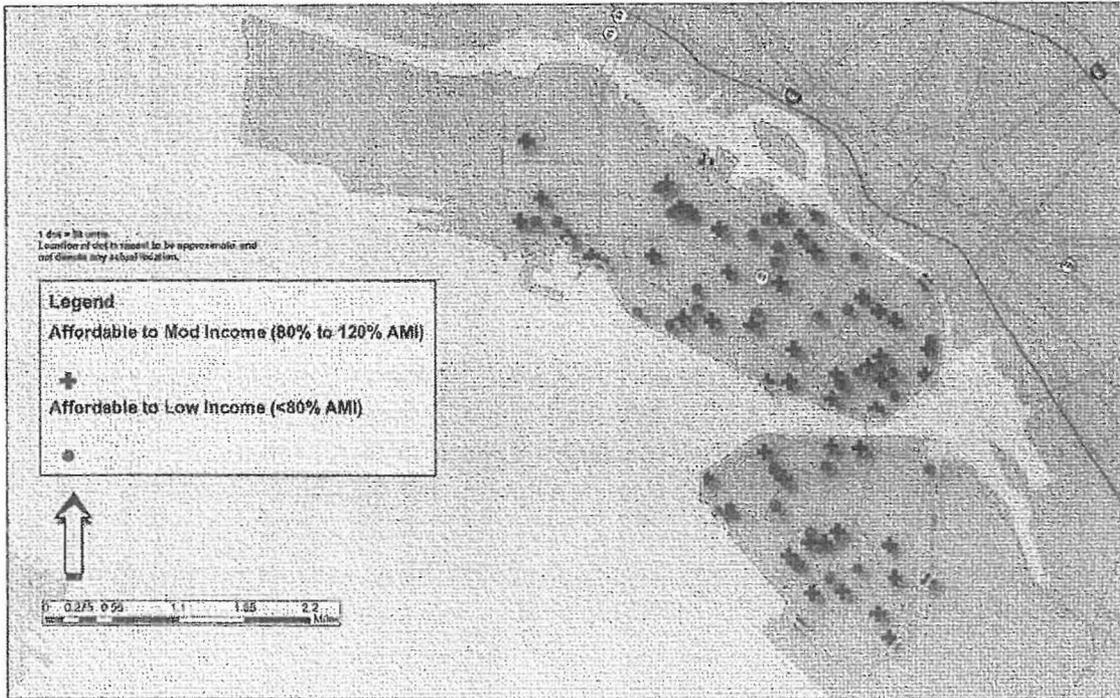
The summary of public comments will be added as part of the final draft of the Alameda 2016 Action Plan.

7. Summary

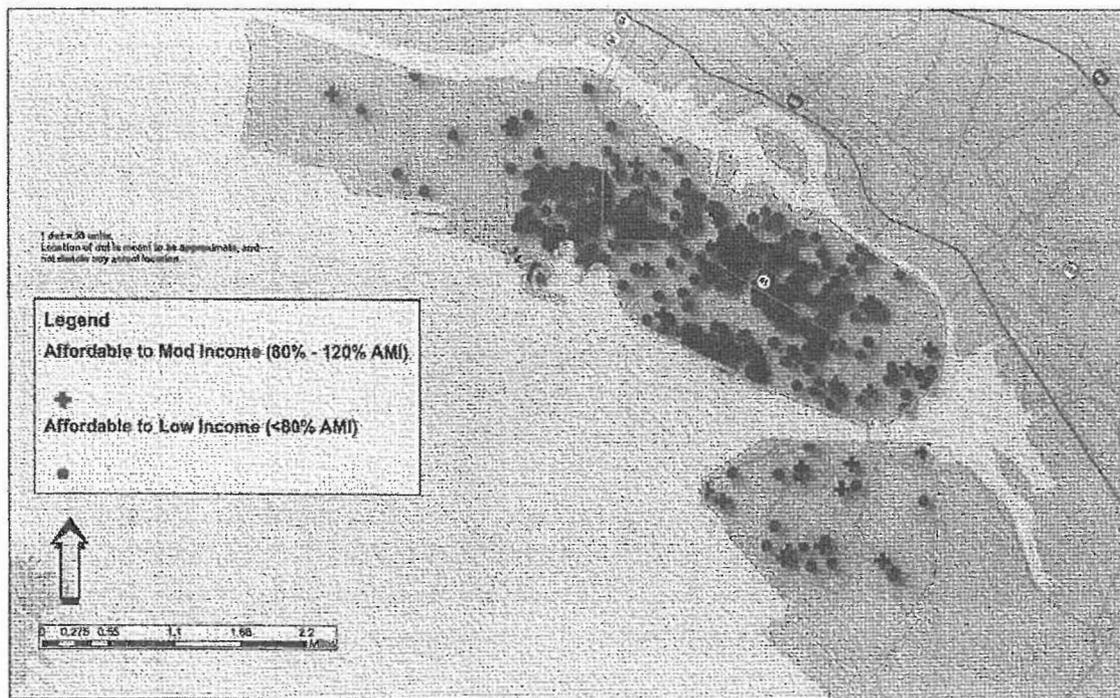
The City of Alameda will spend the year striving to meet the needs of the residents of the community. The area continues to grow with households attracted to the historic downtown area and homes with Victorian charm. This demand for housing along with limited space has made the increases in property values to grow exponentially. According to Zillow, one year ago, the median value of a home was \$803,250. The median value of a home has increased by 12.9 percent to \$847,600 today (April 2016). The market has improved since its low point in December 2011 when the median home price was \$515,000.

The following maps show the affordable housing opportunities for homeowners and renters. Affordable housing is defined by HUD as a household paying equal to or less than 30 percent of their gross monthly income towards housing costs. With the high rent and purchase costs in Alameda, few affordable opportunities exist for residents of Alameda. Those who work in Alameda may have to choose other places to live and commute into the City for their employment.

This Action Plan and the Consolidated Plan are part of the efforts by the entire Consortium and community stakeholders to make the area an affordable place to work and live for all households in the community, both the wealthy and low income households. The document will outline the projects and programs receiving CDBG funding in FY 2016 to address the priorities and goals of the 2015 – 2019 Consolidated Plan.



Affordable Homeownership Opportunities



Affordable Rental Opportunities

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ALAMEDA	
CDBG Administrator	ALAMEDA	City of Alameda-Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Alameda receives an annual allocation of Community Development Block Grant funding (CDBG). The allocations are approximately \$1 million every year, for a total of \$1.5 million over the five years of the 2015 -2019 Consolidated Plan. The annual allocation for 2016 will be \$1,059,118.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the Consortium. Together, this group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The annual allocation for all communities in 2016 will be \$2,178,668. The City of Alameda expects to receive \$156,659 of HOME funding in FY 2016. Information regarding the HOME grant will be included in the Alameda County 2016 Action Plan.

The Housing Authority of the City of Alameda is responsible for the administration of the awards to the City of Alameda. The responsibilities include the completion of planning and reporting documents, implementation of certain projects, supervision of public service providers and file maintenance on all projects funded with CDBG.

Consolidated Plan Public Contact Information

City of Alameda

c/o Claudia Young

Housing Authority of the City of Alameda

Housing & Community Development Department

701 Atlantic Ave

Alameda, CA 94501

(510) 747-4321

cyoung@alamedahsg.org

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Consolidated Plan and 2016 Action Plan needs and priorities are based on information developed and compiled from community, public and nonprofit partner agencies, and from the general public. The Consolidated Plan and 2016 Annual Action are important documents for the Alameda County HOME Consortium. Built on interagency coordination, consultation, and public participation, both plans focus attention on housing and community development needs and resources available to meet these needs. The City of Alameda and the Alameda County HOME Consortium continued this same public input and consultation process to ensure projects continue to meet the changing needs in the community.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The FY 2016 Action Plan, the second year of the 2015 - 2019 Consolidated Plan, was prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. The Alameda County Lead Poisoning Prevention Program provided valuable information on the number of households at risk of lead poisoning, and the programs currently operating or planned to mitigate lead-based paint hazards. The three public housing authorities operating in the Alameda County HOME Consortium (City of Alameda, City of Livermore, and Alameda County [including the City of Dublin]) were consulted to obtain current data on Public Housing and Section 8 housing needs, public housing improvements, and other activities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Ongoing interactions with Alameda County jurisdictions, Alameda service providers, community groups, and citizens provide a broad knowledge base of housing and social service needs within Alameda. For example, data gathered from community groups and citizens, such as the Alameda Services Collaborative and the Alameda Collaborative for Children, Youth and Their Families, provide comprehensive information about housing, homeless, and social service needs within Alameda. Organizations serving the homeless, including Alameda County, EveryOne Home, and local homeless service providers, advise on the needs of the homeless.

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS are based on the implementation of the EveryOne Home Plan. Planning efforts began in 2004, as a unique collaboration among community stakeholders, cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services, and mental health services — that share overlapping client populations and

a recognition that stable housing is a critical cornerstone to the health and well-being of homeless and at-risk people, and our communities. Since its publication in 2006, the EveryOne HOME Plan has been adopted by the Alameda County Board of Supervisors, all 14 cities, and endorsed by numerous community organizations.

Implementation of the EveryOne Home Plan is spearheaded by a community-based organization of the same name. The Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofit service providers and housing developers, businesses, law enforcement, housing authorities, and faith-based organizations guide this organization.

EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive, and permanent place to call home, along with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies:

- 1) Prevent homelessness and other housing crises;
- 2) Increase housing opportunities for homeless and extremely low-income households;
- 3) Deliver flexible services to support stability and independence;
- 4) Measure success and report outcomes; and
- 5) Develop long-term leadership and build political will.

In addition, City staff works closely with the Housing Authority staff to serve the needs of its residents as is detailed in the Housing Authority's Five-Year Plan for Fiscal Year 2015-2016 to 2019-2020, and its Annual Plan for Fiscal Year 2015-2016. The Housing Authority owns and manages 572 affordable housing units and administers up to 1,845 Section 8 Housing Choice Vouchers.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Alameda County Housing and Community Development Department, through HMIS and leadership of the EveryOne Home Performance Management Committee, is supportive of the EveryOne Home initiative to establish system-wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time of homelessness and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began early in 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and the Executive Director of EveryOne Home worked together to implement

the new ESG requirements in a way that would be both consistent county-wide and continue a collaboration which began in 2009 with the American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single countywide program to implement HPRP. In order to learn from the best practices established by PHP, the group agreed to meet regularly coordinate around the use of future ESG funding via regular meetings and discussions with EveryOne Home. Subsequent to those calls, on March 1, 2012, EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY16 ESG funding.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	The City of Alameda Housing Authority
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy Managed Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of their Public Housing Annual Plan.
2	Agency/Group/Organization	City of Alameda Commission on Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
3	Agency/Group/Organization	City of Alameda Economic Development Department
	Agency/Group/Organization Type	Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
4	Agency/Group/Organization	City of Alameda Fire Department
	Agency/Group/Organization Type	Other government - Local Safety
	What section of the Plan was addressed by Consultation?	Safety
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
5	Agency/Group/Organization	City of Alameda Park and Recreation Department
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Park & Recreation Needs for Community
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
6	Agency/Group/Organization	Mastick Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Senior Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

7	Agency/Group/Organization	City of Alameda Social Services and Human Relations Board
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities - Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
8	Agency/Group/Organization	ALAMEDA POINT COLLABORATIVE
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Employment Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
9	Agency/Group/Organization	BUILDING FUTURES FOR WOMEN WITH CHILDREN
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

10	Agency/Group/Organization	EDEN INFORMATION AND REFERRAL
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Information and Referral Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
11	Agency/Group/Organization	FAMILY VIOLENCE LAW CENTER
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Domestic Violence Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
12	Agency/Group/Organization	LEGAL ASSISTANCE FOR SENIORS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Senior Services Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
13	Agency/Group/Organization	Alameda Chamber of Commerce
	Agency/Group/Organization Type	Services-Employment Business Leaders Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Business Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
14	Agency/Group/Organization	Park Street Business Association
	Agency/Group/Organization Type	Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Business Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
15	Agency/Group/Organization	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
16	Agency/Group/Organization	ECHO HOUSING
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Alameda strived to include as broad a group of community stakeholders as possible. No agency types were excluded from participation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	EveryOne Home	The priority to create safer communities through stabilization of housing for homeless families and services for those at risk match those of the CoC for the area.

Table 3 - Other local / regional / federal planning efforts

Narrative

The Alameda County HOME entitlement jurisdictions meet to coordinate planning efforts for each Action Plan. The City will continue to partner with local governments and State agencies to ensure full and complete implementation of the 2015 – 2020 Consolidated Plan and the 2016 Action Plan.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

As required by the City's Citizen Participation Plan, the City holds several hearings and posts related documents, including the Consolidated Plan/Action Plan Priority Needs, funding recommendations and the Consolidated Annual Performance and Evaluation Report (CAPER). This information is also made available on the Housing Authority website during the year to inform the public of the development of the Plans. This information helps to frame requests for citizen input regarding housing and community development needs. The City's Social Service Human Relations Board (SSHRB) conducts a public meetings to initiate the needs process, and the City Council conducts a public hearing which complete that phase of the process. Every three years the SSHRB conducts a community needs survey that contributes to the needs assessments. A Request for Proposals based on identified needs elicits suggestions from community-based organizations for the use of CDBG funds for the Annual Action Plan. The Plan is published and distributed during a 30-day comment period. During that time, a second round of public meetings and hearings before the SSHRB and the City Council occurs, and written comments are received from the public. In addition, the County of Alameda Housing and Community Development Department prepared a new Analysis to Impediments (AI) to Fair Housing report and held a public comment period and public hearing.

The 2016 Action Plan will be published and circulated for public comment from April 4, 2016, through May 2, 2016. Public notices were published in local newspapers and on the Housing Authority website, and all nonprofit partners were notified. On March 24, 2016, as part of its role as an advisory group to the City Council, the SSHRB held a public meeting about the Strategic Plan and the Annual Plan funding recommendations. On May 3, 2016 the City Council will hear citizens' comments and adopt the 2016 Action Plan.

Efforts Made to Broaden Public Participation

The citizen participation process for the 2016 Action Plan followed the outreach efforts described in the City of Alameda's Citizen Participation Plan. The Citizen Participation Plan describes the City's efforts to encourage citizen participation, particularly by persons and neighborhoods of low and moderate income, providing access to local meetings and records, giving technical assistance for developing proposals, responding to written complaints and grievances and providing accommodation for non-English-speaking residents and persons with disabilities.

It is the City's policy that all aspects of the CDBG program will be conducted without regard to race, color, religion, national origin, ancestry, sex, gender, gender identity, gender expression, sexual orientation, marital status, familial status, source of income, genetic information, medical condition, physical disability or mental disability, or any other category protected by law.

The City adheres to all state and federal Fair Housing and Civil Rights laws and encourages minorities, non-English speakers, women and people with disabilities to participate.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Internet Outreach	Non-English Speaking - Specify other language: Spanish / Chinese Non-targeted/broad community	Community stakeholders and Citizen Participation to identify Priority Needs for the Annual Action Plan FY16-17	No written comments were received.	No written comments were received.	
2	Public Meeting	Non-targeted/broad community	Social Service Human Relations Board Public Meeting - scheduled for January 7, 2016	No written comments were received. Organizations commented on the need for the safety net services.	All comments were received.	
3	Pre-Proposal Workshop	Possible Applicants	A pre-proposal workshop was held on January 28, 2016 for any FY 2016 Applications at the Housing Authority offices.	Comments were directed to the application itself.	All comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Hearing	Non-targeted/broad community	City Council Needs Public Hearing - Community needs priorities for the 2016 Action Plan.	No written comments were received. Organizations commented on the need for the safety net services.	All comments were received.	
5	Public Meeting	Non-targeted/broad community	Social Service Human Relations Board - Public Meeting to consider public services recommendation on March 24, 2016.	No written comments were received. Organizations commented on the need for the safety net services.	All comments were received.	
7	Public Hearing	Non-targeted/broad community	City Council Public Hearing to adopt the funding recommendations for FY 2016 CDBG Action Plan.	No written comments were received.	No written comments were received.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.420(b), 91.220(c) (1, 2)

Introduction

The 2016 Action Plan covers the period from July 1, 2016 through June 30, 2017, and addresses resources to be received by the City of Alameda from HUD. In this Action Plan period, it is anticipated that the City will receive \$1,059,118 in CDBG funds. This is a 1.8% increase from the 2015 allocation. Other CDBG funds noted in the Plan include an estimated \$150,000 in program income from loan repayments. The City of Alameda expects to invest \$156,659 of HOME funding from the Alameda County HOME Consortium within its borders.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,059,118	150,000	0	1,209,118	4,159,000	Funding will be used for the public services, infrastructure development and supporting housing development for extremely low income households.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

With limited federal resources and the high cost of housing development, Alameda needs to leverage other funding to make projects viable and

sustainable. To the greatest extent possible, federal funds are used to leverage private investment (low income housing tax credits, Federal Home Loan Bank, business expansion, private loans or grants and any other available state and local sources). Only HOME funding requires a minimum match but the high cost of development requires that the City of Alameda leverage federal funding for all federal grants.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The western section of Alameda is known as Alameda Point. This land is the former Alameda Naval Air Station that was closed in 1997. A portion of the site was conveyed to the City in 2013, and will be redeveloped with mixed industrial and residential uses including 1,425 residential units. Another 19 acre parcel will be sold by the Navy to a private developer in 2016 and can accommodate approximately 350 housing units. At both locations, 25% of all units must be affordable to very-low to moderate-income families pursuant to a legal settlement agreement. Additionally, the Housing Authority will take possession of a 13-acre parcel that will be developed with up to 90 units of permanent supportive housing for households eligible for services under the McKinney-Vento Act.

Discussion

The primary activities the City of Alameda will fund in the next year are:

- Development of affordable homeownership opportunities
- Improvement of economic opportunities
- Prevention of homelessness
- Support social services to extremely low income households or safety net services

Each of these activities and projects will require resources outside of the CDBG funding. The City of Alameda expects the 2016 CDBG funded projects to leverage another \$3,753,000 in other funding resources.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing	City-wide	Rental Housing Production Housing Preservation	CDBG: \$535,926	Rental units rehabilitated: 26 Household Housing Unit Other: 63 Other
2	Homelessness	2015	2019	Homeless	City-wide	Homelessness	CDBG: \$9,260	Homeless Person Overnight Shelter: 200 Persons Assisted
3	Non-Housing: Economic Development	2015	2019	Non-Housing Community Development	City-wide	Community Development Economic Development	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
4	Non-Housing: Public Services	2015	2019	Non-Housing Community Development	City-wide	Community Development Public Services	CDBG: \$162,692	Public service activities other than Low/Moderate Income Housing Benefit: 4370 Persons Assisted Other: 500 Other

Table 6 - Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	<ul style="list-style-type: none"> • Increase the availability of affordable rental housing for extremely low (30% AMI), very-low (50% AMI), and low (80% AMI), income households. • Preserve existing affordable rental and ownership for households at or below 80 percent of the area median income (AMI) • Reduce housing discrimination • Assist low and moderate income first time homebuyers
2	Goal Name	Homelessness
	Goal Description	<ul style="list-style-type: none"> • Prevent homelessness and other housing crises. • Increase housing opportunities for homeless and extremely low-income households. • Deliver flexible services to support stability and independence. • Measure success and report outcomes.
3	Goal Name	Non-Housing: Economic Development
	Goal Description	<ul style="list-style-type: none"> • Provide Economic Development and entrepreneurship opportunities to low-income residents. • Increase the capacity of local economic development agencies and other community based initiatives • Increase the availability of capital to businesses to benefit low income persons
4	Goal Name	Non-Housing: Public Services
	Goal Description	<p>Preserving Alameda's "Safety Net" services for families and individuals (including seniors) who are vulnerable and in crisis, through programs that provide food, shelter, case management services, personal safety services, and homeless prevention services such as short-term rental and utility assistance. Demographic priority be given to the residents with the greatest need and fewest resources. <i>*Note: Does not include homelessness as that is a separate goal, although it is in the Public Services Category.</i></p>

Table 7 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

This Action Plan covers the period from July 1, 2016, through June 30, 2017 (FY 2016). The City will receive \$1,059,118 in CDBG entitlement funds for FY 2016. Other CDBG funds noted in the Plan for FY 2016 include an estimated \$150,000 in program income from loan repayments.

The City of Alameda is one of eight members of the Alameda County HOME Consortium. The Consortium was formed so participating jurisdictions could receive HOME funding from the U.S. Department of Housing and Urban Development (HUD). As the lead agency for the Consortium, the County of Alameda prepares and submits a Strategic Plan that describes the planned use of HOME funds by the Consortium. The City of Alameda expects to invest \$156,659 of HOME funding from the Alameda County HOME Consortium within its borders.

Additional federal, state, local, and grant resources expected to be leveraged and available during the planning period.

#	Project Name
1	Alameda Food Bank (AFB) Emergency Food Distribution
2	Building Futures with Women and Children (BFWC) Midway Shelter
3	Family Violence Law Center (FVLC) Direct Legal Services
4	Legal Assistance for Seniors (LAS) Legal Assistance for Alameda Seniors Program
5	ECHO Housing Counseling
6	Eden I& R 211 Information and Referral Program
7	Alameda Point Collaborative Community Based Development Corporation (CBDO)
8	Substantial Rehabilitation
9	Alameda Fire Department (AFD) Housing Safety Program
10	Residential Rehabilitation
11	Residential Rehabilitation Program Delivery
12	CDBG Administration
13	Everyone Home (Former CoC)

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The priority for funding in Alameda remains the same in FY 2016 as it was in FY 2015. Meaning, not much has changed from last year into this year. In preparing the FY 2015 Action Plan and the Five-Year Consolidated Plan, the City of Alameda consulted with many community-based service providers. Those open conversations about the continuing needs in the community are held throughout the entire year. This enables the staff responsible for implementing programs to remain connected to the community and not solely focused on the day-to-day implementation of grant regulations.

The City also held two public meetings and one stakeholder meeting to gather comments regarding housing and community development needs. As a result of the public meetings regarding housing and community development needs, the Social Service Human Relations Board (SSHRB) acknowledged the current economic crisis is continuing and recommended that services that address the following areas be emphasized for the Public Services category:

- Preserving Alameda's "Safety Net" services for families and individuals (including seniors) who are vulnerable and in crisis, through programs that provide food, shelter, case management services, personal safety services, and homeless prevention services such as short-term rental and utility assistance. Demographic priority be given to the residents with the greatest need and fewest resources.

Recognizing the effect of the declining economy upon low-income Alameda residents, the SSHRB also identified an increased need for collaboration among service providers and other government agencies serving the community. During the Annual Needs Hearing in January, the City Council discussed the recommendations made by the SSHRB and received public comment on identified housing and community needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	Alameda Food Bank (AFB) Emergency Food Distribution
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: \$28,616
	Description	Provides nutritious food to low-income residents. This project is eligible under 24 570.201 (e) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	2,000
	Location Description	1900 Thau Way, Alameda, CA 94501 & City-Wide
	Planned Activities	Provides nutritious food to low-income residents.
2	Project Name	Building Futures with Women and Children (BFWC) Midway Shelter
	Target Area	City-wide
	Goals Supported	Homelessness Non-Housing: Public Services
	Needs Addressed	Homelessness Community Development Public Services
	Funding	CDBG: \$74,401
	Description	Homeless Shelter & services for women and children, DV support and emergency homeless prevention. This project is eligible under 24 CFR 570.201 (e).
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	200 Shelter 48 DV Services
	Location Description	DV Shelter Undisclosed location
	Planned Activities	Homeless Shelter & services for women and children, DV support and emergency homeless prevention
3	Project Name	Family Violence Law Center (FVLC) Direct Legal Services
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: \$19,281
	Description	Crisis counseling, safety planning and other referral services to family violence victims. This project is eligible under 24 CFR 570.201 (e) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	25
	Location Description	City-Wide
	Planned Activities	Crisis counseling, safety planning and other referral services to family violence victims.
4	Project Name	Legal Assistance for Seniors (LAS) Legal Assistance for Alameda Seniors Program
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: \$17,169
	Description	Legal assistance and education for seniors. This project is eligible under 24 CFR 570.201 (e) of the CDBG regulations.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	45 Legal 300 Education
	Location Description	City-Wide
	Planned Activities	Legal assistance and education for seniors
5	Project Name	ECHO Housing Counseling
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Fair Housing Community Development Public Services
	Funding	CDBG: \$23,345
	Description	Fair Housing and Tenant/Landlord Counseling. This project is eligible under 24 CFR 570.206 (c) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50 Fair Housing 200 Tenant/Landlord
	Location Description	City-Wide
	Planned Activities	Legal assistance and education for seniors
6	Project Name	Eden I& R 211 Information and Referral Program
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: \$18,556
	Description	Provide Information and referral services for health, housing and human services throughout Alameda County. This project is eligible under 24 CFR 570.201 (e) of the CDBG regulations.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	2,250
	Location Description	City-Wide
	Planned Activities	Provide Information and referral services for health, housing and human services throughout Alameda County
7	Project Name	Alameda Point Collaborative Community Based Development Corporation (CBDO)
	Target Area	City-wide
	Goals Supported	Non-Housing: Economic Development
	Needs Addressed	Community Development Economic Development
	Funding	CDBG: \$100,000
	Description	Financial assistance to approved Community Development Organization providing economic development activities such as job training and placement. This project is eligible under 24 CFR 570.204 of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	40 Job Training
	Location Description	City Wide
	Planned Activities	Financial assistance to approved Community Development Organization providing economic development activities such as job training and placement
8	Project Name	Substantial Rehabilitation
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Housing Production Housing Preservation
	Funding	CDBG: \$162,045

	Description	Financial and technical assistance to restore and/or create affordable rental units in existing vacant and underutilized structures. This project is eligible under 24 CFR 570.202 (a) (1) of the CDBG regulations.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	TBD
	Planned Activities	Financial and technical assistance to restore and/or create affordable rental units in existing vacant and underutilized structures.
9	Project Name	Alameda Fire Department (AFD) Housing Safety Program
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing Preservation
	Funding	CDBG: \$20,000
	Description	Financial assistance to assist-low income seniors to maintain residential and accessibility. This project is eligible under 24 CFR 570.202 (a) (1) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	60 Safety 20 Accessible
	Location Description	City-Wide
	Planned Activities	Financial assistance to assist-low income seniors to maintain residential and accessibility
10	Project Name	Residential Rehabilitation
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Housing Production Housing Preservation
	Funding	CDBG: \$123,881

	Description	Single and Multifamily unit residential rehabilitation. This project is eligible under 24 CFR 570.202 (a) (1) of the CDBG regulations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	5
	Location Description	City Wide
	Planned Activities	Single and Multifamily unit residential rehabilitation
11	Project Name	Residential Rehabilitation Program Delivery
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Housing Production Housing Preservation
	Funding	CDBG: \$230,000
	Description	Project Delivery Costs. This project is eligible under 24 CFR 570.202 (b) (9) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-Wide
	Planned Activities	Project Delivery Costs
12	Project Name	CDBG Administration
	Target Area	City-wide
	Goals Supported	Affordable Housing Homelessness Non-Housing: Public Services Non-Housing: Economic Development
	Needs Addressed	Fair Housing

	Funding	CDBG: \$232,564
	Description	Program Administration. This project is eligible under 24 CFR 570.206 (a) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
13	Project Name	Everyone Home (Former CoC)
	Target Area	City-wide
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$9,260
	Description	Implementation of Homeless Management Information System (HMIS) and development of funding resources for Alameda and other County homeless programs. This project is eligible under 24 CFR 570.206 (a) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	County and City Wide
	Planned Activities	Implementation of Homeless Management Information System (HMIS) and development of funding resources for Alameda and other County homeless programs.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

With the City as an island community, its compact geography and its housing conditions, programs are implemented on a citywide basis, except for the targeted funding for Alameda Point Collaborative (APC). APC manages 200 units of supportive housing for formerly homeless individuals and families (approximately 500 residents, almost 50% are children). Supportive housing is housing attached to social services, helping those with the most need to consistently receive support until they are self-sufficient.

APC is located at Alameda Point, the former Naval Air Station, an isolated section of the City contained in Census Tract 4287, a low/moderate census tract. The APC units represent approximately 75% of the residential units located in CT 4287.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	80

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All activities discussed in this Action Plan are intended for, and open to, income-eligible households and persons within the City of Alameda. Because of this compact geography and its housing conditions, programs are implemented on a community-wide basis unless otherwise indicated, with participants' eligibility determined based on the household's income. According to the 2010-2014 American Community Survey, 12.9 percent of Alameda residents are living below the poverty line. Both the statistics for the area and public comments direct the City of Alameda fund project that will directly impact those with the most need.

Some programs, however, are administered based on the low and moderate-income status of the neighborhood. Any census tract where more than 48.4% of households have incomes at or below 80 percent of area median income qualifies as a low or moderate-income area.

Discussion

Most of the programs the City of Alameda funds with is annual allocation directly benefit low or moderate income individuals or households. Through programs like the Boys and Girls Club, Alameda Food Bank, Building Futures with Women and Children, Midway Shelter/Homeless Prevention Program, and the Alameda Point Collaborative, the City will improve the physical environment, and focus resources on safety net and empowerment services needed by the area's residents.

At the same time, there are many low-income or disabled homeowners and renters who live in other

Alameda neighborhoods, and assistance will be provided to qualified households through residential rehabilitation, homeownership, and public service programs. As a companion to the City's existing residential rehabilitation programs, the City's Fire Department will maintain its outreach to the senior and disabled community by continuing the Safety and Accessibility Program, which provides financial and technical assistance to make accessibility modifications and provide fire prevention and safety to eligible households.

The City works continuously with City departments, other public agencies, community-based organizations, and neighborhoods to identify and address obstacles to meeting underserved needs.

AP-75 Action Plan Barriers to Affordable Housing – 91.420, 91.220 (j)

Introduction

The area continues to grow with households attracted to the historic downtown area and homes with Victorian charm. This demand for housing along with limited space has made the increases in property values to grow exponentially. According to Zillow, one year ago, the median value of a home was \$803,250. The median value of a home has increased by 12.9 percent to \$847,600 today (April 2016). The market has improved since its low point in December 2011 when the median home price was \$515,000.

HUD defines affordable housing as a household paying equal to or less than 30 percent of its gross monthly income towards housing costs. If the household pays more than 30 percent, it is considered cost burden. If the household pays more than 50 percent of its gross monthly income, it is considered to have a severe cost burden. The 2015 Consolidated Plan stated that 22.8 percent of all households have a cost burden, paying more than 30 percent of their gross monthly income towards housing. The Consolidated Plan also stated that 14 percent of all households have a severe cost burden, paying more than 50 percent of gross monthly income towards housing.

With the high rent and purchase costs in Alameda, few affordable opportunities exist for residents of Alameda. Those who work in Alameda may have to choose other places to live and commute into the City for their employment. Initiatives funded by the City of Alameda strive to develop a place for all residents to live, work and play.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and polices affecting the return on residential investment:

To help the community as a whole overcome the barriers to affordable housing development, and also maximize the impact in the community, Alameda will strive to increase affordable housing opportunities with the following projects:

- Substantial Rehabilitation - this program provides financial and technical assistance to restore and/or create affordable rental units in existing vacant and underutilized structures.
- Alameda Fire Department (AFD) Housing Safety Program – this program provides financial assistance to assist-low income seniors to maintain residential and accessibility.
- Residential Rehabilitation – a program that creates single and multifamily unit residential rehabilitation.

Discussion:

Traditional redevelopment has been led by small non-profit community development organizations at the grass roots level. Smaller organizations are unable to build large-scale projects. They are also unable to be holistic in nature, which limits their ability to impact on the target population. Some ideas to overcome these barriers are:

- Attract for-profit developers to partner with non-profit housing and/or service agencies to develop affordable housing development for extremely low-income families; connecting services and rental assistance with new developments
- Build projects without long-term debt to help fund operations and maintenance of property
- Advocate for public and private transportation options for low income families living outside of walking distance of amenities needed for daily living, such as grocery stores, health care and employment options
- Enlist all levels of local and county government to be “cheerleaders” for affordable housing

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

In the City of Alameda and Alameda County, there are a variety of obstacles to meeting underserved housing needs. Obstacles to affordable and adequate housing include the Bay Area's ever increasing housing costs caused by an aging housing stock, high demand and a limited supply of land resources and funds.

Actions planned to address obstacles to meeting underserved needs

Additional challenges exist because of the City's growing limited-English-speaking population. Based on the 2010-2014 American Community Survey 5-Year Estimates for the City Alameda, 34 percent of Alameda's population speak one of 37 languages other than English at home, 16.3 percent spoke English less than "very well." The City has analyzed the language needs of the community and is working to improve language access to Chinese, Tagalog, Spanish, and Vietnamese-speaking populations. Language needs are continually being addressed in partnership with nonprofit organizations providing social services.

Actions planned to foster and maintain affordable housing

The need for affordable rental and for-sale housing far outpaces available supply. The City continually works to preserve existing affordable housing and to increase the supply of affordable housing. Key to these efforts is the City's Residential Rehabilitation programs which include the Substantial Rehabilitation, Rental Rehabilitation, Housing Rehabilitation, and the Senior Safety programs. Through the programs, both rental and homeownership units are assisted. Services range from emergency grants, which help with basic standards of living, to the creation of units through the Substantial Rehabilitation program.

In addition to developing affordable housing, the City requires at least 15 percent of all new housing constructed shall be affordable to households earning less than 80 percent of the area median income. The City of Alameda will continue to fund a number of housing assistance programs with CDBG, including fair housing and tenant/landlord counseling services, and both homeowner and rental rehabilitation as part of its efforts to preserve existing affordable housing.

Staff will also continue to implement a program to offset some of the fiscal impact of an ordinance amending the Alameda Municipal Code to include the Earthquake Retrofit Standards and Requirements for Soft-Story Residential Buildings. The program will pay for a portion of the engineering costs required by the ordinance. Eligible properties will include those occupied by households meeting CDBG income requirements.

Actions planned to reduce lead-based paint hazards

The City participates in the Alameda County Service Area for Lead Abatement (CSALA), which funds the Alameda County Lead Poisoning Prevention Program (LPPP). Through the LPPP, renters and

homeowners receive information about lead hazards in their homes.

City staff has received certification and training in lead based paint inspection, project design, and project monitoring and works with the LPPP staff, property owner's and contractors to identify, control and/or abate lead paint hazards in low- and moderate-income renter- and owner-occupied properties. In implementing rehabilitation programs, the City notifies tenants of lead-based paint hazards; refers owners to an environmental testing firm for risk assessments; initiates lead hazard controls and/or abatement protocols in conformance with the HUD Guidelines; and obtains final clearance testing. When conducting Section 8 Housing Choice Voucher program inspections, AHA inspectors are trained to look for chipped or peeling paint that may indicate the presence of old lead paint and if so, lead-safe remediation of the hazard and clearance testing are required and performed by outside contractors. The AHA has tested all of its owned housing units for lead-based paint and has completed abatement.

Actions planned to reduce the number of poverty-level families

According to the 2010-2014 American Community Survey, 12.9 percent of the Alameda population lives at or below the poverty line. For a family of four in 2014, the federal government set the poverty level at \$23,850 per year. For a family of four in 2016, the federal government raised the poverty line to \$24,300.

The City's anti-poverty strategy will be carried out during the Action Plan period through a combination of CDBG-funded public initiatives and non-profit services to low-income residents. A range of public services are intended to move families and individuals along a continuum from "in crisis" or "vulnerable" to "stable" or "thriving" members of the community. This keeps within the recommendations of the City's SSHRB. Public services funding will include safety net services and other services helping individuals in poverty move along this continuum. Alameda will fund the following services in FY 2016:

- Emergency food distribution and shelter
- Domestic violence legal services
- Senior legal services
- Employment training and placement
- Fair Housing/Tenant Landlord services

Actions planned to develop institutional structure

On February 1, 2012, redevelopment agencies throughout California were dissolved. This action had a severe impact on the availability of funds for affordable housing and revitalization programs. The City is the Successor Agency to the former Community Improvement Commission (CIC) and is charged with unwinding the CIC's activities. The Housing Authority of the City of Alameda is the Successor Housing Agency. The Housing Authority, via a staffing services agreement with the City, administers the City's affordable housing programs, including managing the Inclusionary Housing Program, Down Payment Assistance Program, and developing new affordable housing. In addition, the Housing Development and

Programs Division administers all CDBG-funded housing rehabilitation, nonprofit and public facilities, economic development, non-housing programs, and the Rent Review Advisory Committee. Public infrastructure improvements are implemented directly by the Public Works Department, including streetscape and Americans with Disabilities Act (ADA) improvements. The Recreation and Parks Department takes an active role in revitalizing neighborhood parks and recreational facilities. In addition, the Recreation and Park Department operates a range of sports, arts, and other enrichment programs for children, teenagers, and adults. Mastick Senior Center is operated by the Recreation and Park Department. The Community Development Department assists with plan implementation by conducting plan reviews and permitting, as well as code compliance activities.

The City is an active member of EveryOne Home (Continuum of Care Council), which coordinates research, planning, grant applications, and the use of resources to address homelessness within Alameda County. In addition to underwriting a share of the administrative costs of the agency, the City utilizes CDBG funds to support homeless prevention and emergency food and shelter services in the City.

The City of Alameda supports the provision of service-enriched housing through its participation in the EveryOne Home, which advocates for and administers funding for special needs housing at the Alameda Point Collaborative. The City's support of the Collaborative through technical assistance grants increases the capacity of the Collaborative to serve a number of special needs populations, including victims of domestic violence, veterans, and persons with HIV/AIDS.

The City is fortunate to have a strong tradition of community collaboration, which strengthens the service delivery capacity within the City and ensures that linkages between residents, public agencies, and service providers are both comprehensive and coordinated.

Actions planned to enhance coordination between public and private housing and social service agencies

In preparing its FY 2016 Action Plan, the City consulted with community-based service providers, residents, and City departments and Boards and Commissions, the Social Services and Human relations board, to obtain feedback regarding priority needs and objectives and developed projects and activities to further these objectives.

There is a strong communication network among Alameda County jurisdictions, Alameda service providers, community groups, and citizens and this provides a broad knowledge base of housing and social service needs within Alameda. For example, data gathered from community groups and citizens, such as the Alameda Services Collaborative and the Alameda Collaborative for Children, Youth and Their Families, provide comprehensive information about housing, homeless, and social service needs within Alameda. Organizations serving the homeless, including Alameda County, EveryOne Home, and local homeless service providers, advise on the needs of the homeless.

Discussion

The City is particularly interested in affirming its commitment to fair housing. Acknowledging that education is the key to fair housing, the City, in partnership with its fair housing provider is committed to identifying new strategies to educate the community. Past education strategies have included the development and distribution of fair housing material targeted non-English speaking property owners, and training for various City staff on Section 504 of the Rehabilitation Act of 1973.

As a recipient of HUD funds, the City of Alameda certifies it will affirmatively further fair housing choice by conducting an analysis of impediments to fair housing choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis and actions taken in this regard. The City of Alameda, in partnership with the Alameda County HOME Consortium, published an Analysis of Fair Housing in May 2015 and its initiatives will cover the same years as the Consolidated Plan, through 2019. Some initiatives from the 2015 Analysis of Impediments to Fair Housing that will be implemented in FY 2016 include:

- Secure federal funding for community development activities through the completion of the annual action plan
- Support local fair housing activities and services, including ongoing fair housing outreach and education
- Support special needs housing, through the Alameda Point Collaborative
- Continue and expand support for affordable housing production, through the various rehabilitation programs run through the Housing Authority of the City of Alameda

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

This Action Plan covers the period from July 1, 2016, through June 30, 2017 (FY 2016). The City will receive \$1,059,118 in CDBG entitlement funds for FY 2016. Other CDBG funds noted in the Plan for FY 2016 include an estimated \$150,000 in program income from loan repayments.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	150,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	150,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

Discussion

The City of Alameda will fund projects in fiscal year 2016 that address the needs outlined in the Consolidated Plan. At least 70 percent of the funds allocated in fiscal year 2016 will help low and moderate-income households directly or indirectly, through housing and social services programs.

CITY OF ALAMEDA
CITIZEN PARTICIPATION PLAN 2015-20
 (City Council Meeting May 3, 2016)

The City of Alameda (City) is an Entitlement City in the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. CDBG regulations require Entitlement jurisdictions to have a Citizen Participation Plan which describes the City's policies and procedures for public involvement in the CDBG program and offers provisions which:

- Provides for and encourages citizen participation, particularly by persons of low income and in low-income neighborhoods;
- Provides citizens with reasonable and timely access to local meetings, information and records related to the City's proposed use of Program funds;
- Provides for technical assistance in developing proposals for funding;
- Provides for convenient and accessible public hearings to obtain citizen views and questions regarding needs, proposed activities and Program performance;
- Provides for timely written answers to written complaints and grievances; and
- Provides non-English speaking and disabled residents a method for participating in public hearings.

The following text describes actions to be taken by the Community Development Department (CDD) and/or its designated program administrator to ensure that the above requirements are met.

PARTICIPATION OF LOW-INCOME PERSONS AND RESIDENTS OF LOW-INCOME NEIGHBORHOODS

Who Are Low-Income Residents? Where Are Low-Income Neighborhoods?

To be eligible for Program assistance, a family must have an income at or below 80% of adjusted median income (AMI). Annually, HUD publishes income data¹ for Program eligibility, also known as Section 8 Income Limits, by family size. (Updated income limits can always be found on the City's housing website at www.alamedahousing.org.) Attachment A to this Plan is a map which shows neighborhoods where at least 48.4% of the households qualify as Low-income based upon the 2010 census data. Persons whose incomes are at or below 80% AMI, and/or who live in assisted housing and/or a low-income neighborhood are particularly encouraged to become familiar with the purpose and activities of the Program.

1 Family Size	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Low Income (80% of Median)	50,150	57,300	64,450	71,600	77,350	83,100	88,800	94,550

Effective 3/25/15 Based on median income for the Oakland PMSA.

How Can Low-Income Residents Participate in the Program?

Low-income residents may participate in the Program by talking or writing directly to the City Council, CDD and/or the Housing Authority of the City of Alameda (AHA) as the City's program administrator about housing and community development needs; making proposals for the use of Program funds to benefit low-income residents and/or neighborhoods; and talking or writing directly to the City Council, CDD and/or the Housing Authority as the City's its program administrator regarding the proposed use of Program funds, performance and results. Low-income residents also may participate as beneficiaries of the program services offered by CDD or by CDD-funded community-based organizations.

REASONABLE AND TIMELY ACCESS TO PROGRAM INFORMATION

How Can Low-Income Residents Learn About the Program?

The AHA has a services agreement with the City of Alameda and is the program administrator responsible for providing information about CDBG. Requests for specific information regarding the activities, regulation and/or administration of the CDBG program should be directed to AHA staff, who may be contacted in person or by phone Monday - Thursday, 8:30 a.m. to 5:00 p.m. The AHA is located at 701 Atlantic Ave. (Voice), 510-747-4300 (Fax) and 510-522-7848 (TDD) 510.522.8467; email: hainfo@alamedahsg.org.

Alameda County Housing and Community Development (ACHCD) is the lead agency for the consortium of public agencies which administers HOME funds throughout Alameda County, including within the City of Alameda. Information regarding HOME-funded activities in Alameda is available through AHA staff, who may be contacted in person or by phone Monday - Thursday, 8:30 a.m. to 5:00 p.m. The AHA is located at 701 Atlantic Ave. (Voice), 510-747-4300 (Fax) and 510-522-7848 (TDD) 510.522.8467; email: hainfo@alamedahsg.org. For more information regarding the HOME Consortium's Citizen Participation Plan, including public hearings and opportunities to comment on the proposed use of HOME funds, contact ACHCD at 510-670-5280 (Voice), 510-265-0253 (TDD).

Citizens are encouraged to review and print available program documents, including Request for Proposals and proposed and adopted Program Plans and Performance Reports, on the AHA website at www.alamedahsg.org. They are also available at the City Clerk's office, 2263 Santa Clara Ave., Room 380, Alameda, CA 94501 during regular business hours. Citizens may request and receive copies of routine public documents related to the Program from the CDD at nominal cost, as set forth in the City's "Standardized Photocopy Fees," included as Attachment B to this Plan; however, the CDD encourages citizens with large requests to call at least one business day in advance.

CDD and/or AHA periodically makes information available to citizens through the publication of notices in a local paper of general circulation. The City Council selects a newspaper of record to publish its notices. Currently, official public notices appear as legal notices in the Alameda Journal. Copies of public notices also are posted or available at the Main, West End, and Bay Farm branches of the Alameda Free Library, and on AHA's main website www.alamedahsg.org.

CDD and AHA also announce information during the City Council meetings so that citizens have access to this information. In addition, public notices, meeting minutes, and meeting audio files can be downloaded from the City website at www.alamedaca.gov.

When Is Published Information Regarding CDBG and HOME Activities Made Available?

The following publication schedule generally applies:

Fall/Winter September - February:

- Notice of Program Funding Availability;
- Invitation of Public Comments Regarding Housing and Community Development Needs;
- Announcement of Public Hearing on Housing and Community Development Needs, Program Performance, and if appropriate, Proposed Program Funding (30-day comment period);
- Request for Proposals (RFP) for CDBG Projects (may be annually or every other year).

Spring March- April:

- Invitation of Public Comments regarding, and Announcement of Public Hearing on Proposed Consolidated Plan and/or Annual Action Plan for use of Program Funds (30-day comment period)

Summer/Fall August-September:

- Notice of Program Performance Report Availability (15-day comment period)

CDD from time to time becomes aware of additional funds available for allocation. CDD may recommend funding of projects proposed by City staff or others already on file with the AHA. Publication of these and other proposed actions not listed above will be noticed in accordance with the following:

- Notices of public hearings are published at least thirty (30) days in advance of the meeting at which the hearing will take place.
- Invitations for public comments and/or submission of other written materials are published at least fifteen (15) days in advance of the submission deadline.

Regulations require an amendment to the Consolidated Plan and Annual Action Plan when the City decides not to carry out an activity, decides to add a new activity, or substantially changes the purpose, scope, location or beneficiaries of an activity. "Substantial change" in an activity includes:

- A variation of \$15,000 or more than 25% of the funded amount (whichever is greater);
- A 50% or greater variation in the quantifiable objectives of the activity (such as number of persons served, units of service, linear feet of concrete, etc.);
- A change in the goal(s) of the activity (such as job creation, acquisition of a facility, provision of child care);and/or

CDD and AHA as the program administrator publishes notices announcing proposed amendments to the Consolidated Plan and Annual Action Plan. Citizens' comments (30-day comment period) regarding these amendments are considered by the City Council during deliberations on the proposed amendments.

The Alameda City Council meets on the 1st and 3rd Tuesday of each month beginning at 7:00 p.m. Public hearings and other CDD-related items to be considered by the City Council are identified in the meeting agenda, which is available from the City Clerk's office (City Hall, 2263 Santa Clara Avenue, Room 380) 12 days preceding the City Council meeting. An agenda is posted on the bulletin board outside of City Hall and on the bulletin board at the meeting site and can be accessed on the City's website: www.alamedaca.gov. The City Council meets in at the City Council Chambers, City Hall, third floor. The City Hall is on a major bus line and has public bicycle, automobile, and disabled parking immediately adjacent to the building.

TECHNICAL ASSISTANCE TO LOW- AND MODERATE-INCOME GROUPS

What Assistance is Available to Help Groups Develop Proposals for Funding?

The CDD's Request for Proposals (RFP) provides detailed information regarding Program rules and eligibility and includes instructions for completing the proposal form. CDD formally requests program proposals through a published notice, which includes the schedule for submission and possible funding. Proposals are accepted, evaluated, and may be recommended to the City Council for partial or full funding per the published schedule. RFP's are released annually or every other year depending on funding needs.

During this process, groups desiring information and guidance regarding the development of a specific project proposal should attend the pre-proposal conference at the beginning of the RFP period and may reserve up to 30 minutes of staff time; additional time may be allocated upon request and at the discretion of Department staff.

Upon request, CDD will also accept and review Program proposals at other times of the year and will provide guidance as to the eligibility and appropriateness of the proposed projects. Such proposals may, at CDD's discretion, be recommended for funding through amendments to the Consolidated Plan and Annual Action Plan, subject to citizen comment and City Council adoption.

It should be understood that the proposer is responsible for both the content and preparation of the proposal, and that the staff makes no commitments regarding the feasibility and/or fundability of a specific project.

CITIZEN'S VIEWS AND QUESTIONS REGARDING THE PROGRAMS

How Can Citizens Comment on Housing and Community Development Issues?

Citizens may comment on housing and community development issues at public hearings before the City Council, as described above. The City Council will consider oral and written citizen comments on all aspects of the Program prior to Council actions. A summary of such comments will be attached to the related Program documents as adopted by the City Council. Citizens may comment on non-agenda housing and community development items during the Oral Communications portion of City Council meetings, generally held the first and third Tuesdays of the month. Records of oral and written comments are retained by the City for a minimum of five (5) years. In addition, citizens may comment orally or in writing directly to the CDD at the address above. Generally speaking, no record of oral comments made directly to the Department is retained by the Department; therefore, if a citizen desires his or her comments to become a matter of permanent record, comments should be made in writing.

TIMELY WRITTEN ANSWERS TO WRITTEN COMPLAINTS AND GRIEVANCES

How Are Complaints and Grievances Regarding the Program Handled?

CDD provides written response to written complaints and grievances from citizens, within 15 business days where practicable. However, citizens having complaints regarding a specific CDD-funded agency or organization are encouraged to direct their complaints to the Board of Directors of that agency and to send a copy of the complaint to CDD. CDD program staff will review subgrantees' responsiveness to such complaints as part of its regular monitoring process and respond if and as appropriate.

NON-DISCRIMINATION POLICY

The City of Alameda encourages minorities, women, and people with disabilities to participate in the planning and implementation of, and to seek CDBG/HOME funding from the City's Community Development Department. It is the City's policy that all aspects of the City's CDBG/HOME program shall be conducted without regard to

grounds of race, color, religion, national origin, ancestry, sex, gender, gender identity, gender expression, sexual orientation, marital status, familial status, source of income, genetic information, medical condition, physical disability or mental disability, or any other category protected by law. Requests for reasonable accommodations should be made in advance to the City of Alameda. Hearing impaired TDD (510) 522-8467.

PROVISIONS FOR NON-ENGLISH SPEAKING RESIDENTS

How Can Non-English Speaking Residents Participate in Public Hearings?

The City of Alameda has a network of employees speaking some 40 languages who can act as interpreters for residents seeking information regarding programs. If notified at least five business days in advance that non-English speaking residents wish to participate in a public hearing for CDBG/HOME-funded programs, AHA will arrange to have an interpreter present. Please contact AHA staff at (510) 747-4300 (Voice) (510) 522-8467 (TDD) or email hainfo@alamedahsg.org.

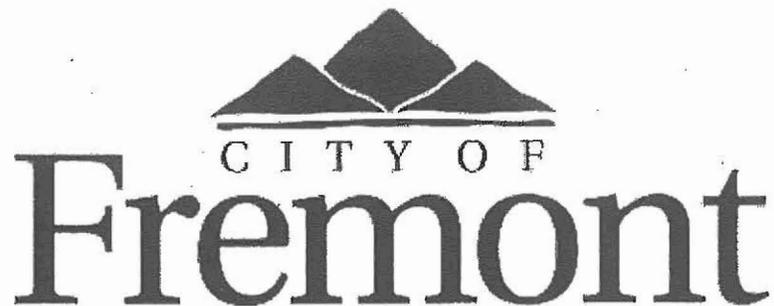
PROVISIONS FOR PERSONS WITH DISABILITIES

If notified at least two business days in advance that person(s) with disabilities will need assistance to participate in a public hearing concerning CDBG/HOME-funded programs, the AHA will arrange to have an interpreter, reader, or aide available as needed. Accessible seating for persons with disabilities (including those using wheelchairs) is available. Minutes of the meeting are available in enlarged print. Audiotapes of the meeting are available upon request. Please contact AHA at 510-747-4300 (Voice), 510-522-8467 (TDD) or email (hainfo@alamedahsg.org) at least five business days before the meeting to request any other reasonable accommodations that may be necessary.

ACTION PLAN

FY 2016

July 1, 2016 - June 30, 2017



DRAFT

Alameda County HOME Consortium

May 13, 2016

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Executive Summary of Fremont Demographics: The City of Fremont is the second most populous city in Alameda County with an estimated population of approximately 214,000 people. The southernmost city in the county, Fremont also covers the second largest geographic area (approximately 92 square miles) of any city in the Bay Area behind San Jose. The City has a diverse racial and ethnic population; with Asians now making up 50% of the population. According to the 2010 Census, minority groups (Asians; Latinos; Blacks or African Americans; American Indians or Alaskan Natives; Native Hawaiians and other Pacific Islanders; and other residents of two or more races make up approximately 73% of Fremont population. In the upcoming fiscal year, the City anticipates receiving \$1,146,547 in Community Development Block Grant (CDBG) entitlement funds. The City will also have approximately \$360,000 in re-programmed funds and anticipates \$100,000 in program income. The City's total CDBG program budget is \$1,606,547. It is projected that at least 80% of residents benefiting from the CDBG program will be low and moderate-income households as defined by the Department of Housing and Urban Development (HUD) Geographic Distribution: Due to the City's racial and ethnic diversity, mixed economic base and large geographic area, programs are primarily implemented on a community-wide basis unless otherwise noted. The City implements programs that meet the national objectives of serving low and moderate income clientele (LMC) or low and moderate income housing (LMH), with each activity benefitting low and moderate income individuals, families or households. The City may also undertake activities meeting the national objective of low and moderate area benefit (LMA) using the upper-quartile exception approved by the Department of Housing and Urban Development. Certain projects receiving funding may be located in other jurisdictions if the project receiving funding serves Fremont residents.

Citizens Participation Process: The City held three public hearings, which resulted in projects proposed in this Action Plan. Utilizing these CDBG funds, in conjunction with local, state and federal sources, the City plans to continue to meet the Affordable Housing Needs, Community Development (non-housing) Needs, Homeless Needs and Supportive Housing Needs of low and moderate-income Fremont residents outlined in the City's FY 2010-2014 Strategic Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's FY 16-17 Action Plan activities with priorities, goals and objectives are described in detail in other parts of this Action Plan. All of the activities being proposed by the City of Fremont are consistent with its five-year Strategic Plan and HUD's outcome performance measurement objectives: Provide a

suitable living environment; provide decent housing; and expand economic opportunity. The City proposes to use available CDBG resources to fund public facility improvements; public service; fair housing administration; microenterprise programs; and housing related activities, including affordable rental housing rehabilitation activities, single family housing rehabilitation, and minor home repair activities. The City also proposes to allocate up to \$249,309 to administration; assuming the City will receive \$100,000 in program income in FY 16-17. Under CDBG rules, a maximum of 20% of the City's CDBG entitlement, plus 20% of the anticipated program income, may be spent for CDBG program administration. In addition to developing and administering CDBG projects and providing technical assistance to grant recipients, staff monitors all ongoing projects for compliance with federal and other funding requirements and ensures submittal of CDBG program reports to HUD.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. Past Performance: As noted in our most recently submitted CAPER for FY 2014, the City helped 2,408 individuals with public services, 82 individuals with Economic Development activities and 34 households under the Housing Rehabilitation program. The City also supported rehabilitation of 3 public facilities. Approximately 85% of all CDBG funding benefited low and moderate income individuals.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizens Participation Process: The City held three public hearings, which resulted in projects proposed in this Action Plan. Utilizing these CDBG funds, in conjunction with local, state and federal sources, the City plans to continue to meet the Affordable Housing Needs, Community Development (non-housing) Needs, Homeless Needs and Supportive Housing Needs of low and moderate-income Fremont residents outlined in the City's FY 2014-2019 Strategic Plan. As a member of the Alameda County HOME Consortium, the City participates in the Consortium's citizens participation process as well as its own public process for the purpose of developing this Action Plan. On December 16, 2015, staff and the CAC issued Request for Proposals (RFP) for projects beginning July 1, 2016. The availability of funds was advertised through the Argus Newspaper, the City's web page, the City's cable channel and an extensive mailing to social services agencies serving Fremont residents. Three public hearings were held during the entire RFP process: Beginning December 16, 2015, RFP materials were made available to the public. On December 16, 2015, staff conducted a public meeting to determine funding priority. Eight (8) members of the public attended the hearing. Eight (8) comments were received. These comments focused mainly on the following needs: more funding for an existing affordable apartment rehabilitation project, continuation of the housing rehabilitation and emergency repair grant program, funding for homeless shelter renovations, and continuation of two microenterprise programs. On March 2, 2016, the CAC and staff conducted a public hearing to develop questions for agencies regarding their proposals. On March 16, 2016, the CAC and staff held a public hearing to develop recommendations to be forwarded to the City Council. The City Council will hold a public hearing on April 19, 2016, any public comments received will be included in the final Action Plan. The Consortium will hold a pre-draft public hearing on April 21,

2016 at HCD's Housing and Community Development Advisory Committee Meeting. The public hearing will consist of an overview of the Action Plan and request for input on housing and community development needs in the HOME Consortium. A 30-day public comment period for the Action Plan will also be held. The draft Action Plan was also distributed to all cities, main library branches in Alameda County, HUD and any interested citizens, organizations, or agencies.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The public comment period ends on May 9, 2016.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

The City has proposed allocating its available CDBG funds to the activities and projects described in this Action Plan to meet the City's housing and community development needs.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	FREMONT	
CDBG Administrator		Human Services Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Lucia Hughes Community Development Block Grant Administrator 3300 Capitol Avenue, Bldg. B Fremont, CA 94538 (510) 574-2043

AP-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The Action Plan is an important document for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Action Plan focuses attention on housing and community development needs and resources available to meet these needs.

The FY16 Action Plan was prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. The Alameda County Lead Poisoning Prevention Program provided valuable information on the number of households at risk of lead poisoning, and the programs currently operating or planned to mitigate lead-based paint hazards. The three public housing authorities operating in the HOME Consortium (City of Alameda, City of Livermore, and Alameda County (including the City of Dublin)) were consulted to obtain current data on Public Housing and Section 8 housing needs, public housing improvements, and other activities. The City also has its own public process for the purpose of developing this Action Plan. On December 16, 2015, staff and the CAC issued Request for Proposals (RFP) for projects beginning July 1, 2016. The availability of funds was advertised through the Argus Newspaper, the City's web page, the City's cable channel and an extensive mailing to social services agencies serving Fremont residents. Three public hearings were held during the entire RFP process:

- Beginning December 16, 2015, RFP materials were made available to the public.
- On December 16, 2015, staff conducted a public meeting to determine funding priority. Eight (8) members of the public attended the hearing. Eight (8) comments were received. These comments focused mainly on the following needs: additional funding needed for an existing affordable apartment rehabilitation project, continuation of the housing rehabilitation and emergency repair grant program, funding for homeless shelter rehabilitation, and continuation of two microenterprise programs. On February 8, 2016, the CAC conducted a public hearing to develop questions for agencies regarding their proposals.
- On March 16, 2016, the CAC and staff held a public hearing to develop recommendations to be forwarded to the City Council.

Staff and CAC also consult the City's FY 2015-2023 Housing Element to make informed decisions on housing and community development program funding.

2. Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City currently provides funding using a combination of CDBG, General Funds and paratransit funds to local non-profit agencies that offer a variety of supportive services to the community, including homeless assistance, meal programs, domestic violence services, child care services, health services, adult day care, and case management. These services, such as In-Home Assessment and Care Coordination for seniors, paratransit, the Family Resource Center (FRC), and SparkPoint, enable households to stay housed.

3. Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan. Planning efforts began in 2004 as a unique collaboration among community stakeholders, cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services, and mental health services — that share overlapping client populations and a recognition that stable housing is a critical cornerstone to the health and well-being of homeless and at-risk people, and our communities. Since its publication in 2006 the Plan has been adopted by the Alameda County Board of Supervisors and all 14 cities, and endorsed by numerous community organizations.

Implementation of the EveryOne Home Plan is spearheaded by a community-based organization of the same name. It is guided by a Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofit service providers and housing developers, businesses, law enforcement, housing authorities, and faith-based organizations.

EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies: 1) Prevent homelessness and other housing crises; 2) Increase housing opportunities for homeless and extremely low-income households; 3) Deliver flexible services to support stability and independence; 4) Measure success and report outcomes and 5) Develop long-term leadership and build political will.

4. Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee is supportive of the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began early in 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and the Executive Director of EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. In order to learn from the best practices established by PHP, the group agreed to meet regularly to coordinate around the use of future ESG funding and discussions with EveryOne Home. Subsequent to those calls, on March 1, 2012, EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY16 ESG funding.

5. Agencies, groups, organizations and others who participated in the process and consultations

Alameda County, EveryHome, and various non-profit agencies that receive City funding were consulted during the process.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	Housing Services-homeless Services-Health Services-Education Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City participates in the HOME Technical Advisory Committee on a bi-monthly basis to provide and receive policy input from the County and members of the Consortium made up of Fremont, Alameda, San Leandro, Livermore, Pleasanton, and Union City. The County EveryOne Home Plan also provides input on the homeless needs in Alameda County.
2	Agency/Group/Organization	MIDPEN HOUSING
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for Pickering Place rehabilitation Phase II, a 43-unit affordable apartment complex.
3	Agency/Group/Organization	Habitat for Humanity East Bay
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for minor home repair and emergency repair services for low income homeowners.
4	Agency/Group/Organization	4C'S OF ALAMEDA COUNTY
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for economic opportunities for low and moderate income people. The agency also articulated the need for additional affordable childcare services in the City.
5	Agency/Group/Organization	Afghan Coalition
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for economic opportunities for low and moderate income people.
6	Agency/Group/Organization	Rebuilding Together Silicon Valley
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for affordable minor home repair services for low and moderate income people.
7	Agency/Group/Organization	Abode Services
	Agency/Group/Organization Type	Services-homeless

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for homeless shelter rehabilitation.

**Identify any Agency Types not consulted and provide rationale for not consulting
Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alameda County Housing and Community Development Department	The city adopted the County's EveryOne Home Plan in 2006. EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies: 1. Prevent homelessness and other housing crises; 2. Increase housing opportunities for homeless and extremely low-income households; 3. Deliver flexible services to support stability and independence; 4) Measure success and report outcomes and 5) Develop long-term leadership and build political will.

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

As a member of the Alameda County HOME Consortium, the City participates in the Consortium's citizens' participation process as well as its own public process for the purpose of developing this Action Plan.

On December 16, 2015, staff and the CAC issued Request for Proposals (RFP) for projects beginning July 1, 2016. The availability of funds was advertised through the Argus Newspaper, the City's web page, the City's cable channel and an extensive mailing to social services agencies serving Fremont residents. Three public hearings were held during the entire RFP process:

- Beginning December 16, 2015, RFP materials were made available to the public.
- On December 16, 2015, staff conducted a public meeting to determine funding priority. Eight (8) members of the public attended the hearing. Eight (8) comments were received. These comments focused mainly on the following needs: additional funding needed for Pickering Place Apartment rehabilitation, continuation of the housing rehabilitation and emergency repair grant program, continuation of two microenterprise programs and additional funds for rehabilitation of the local homeless shelter.
- On February 8, 2016, the CAC conducted a public hearing to develop questions for agencies regarding their proposals.
- On March 16, 2016, the CAC and staff held a public hearing to develop recommendations to be forwarded to the City Council.

The Consortium will hold a pre-draft public hearing on April 21, 2016 at HCD's Housing and Community Development Advisory Committee Meeting. The public hearing will consist of an overview of the Action Plan and request for input on housing and community development needs in the HOME Consortium. A 30-day public comment period for the Action Plan will also be held. The draft Action Plan will also be distributed to all cities, main library branches in Alameda County, HUD and any interested citizens, organizations, or agencies.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	N/A	N/A	N/A	
2	City cable TV	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	N/A	N/A	N/A	
3	Internet Outreach	Non-English Speaking - Specify other language: Spanish and Chinese Non-targeted/broad community	N/A	N/A	N/A	www.fremont.gov

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Mass e-mail	Non-English Speaking - Specify other language: Spanish and Chinese Non-targeted/broad community	N/A	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	8 attendees from 7 non-profit agencies and one Fremont resident attended the CDBG public hearing.	Seven comments were received. These comments focused mainly on the following needs: more funding for rehabilitation of affordable housing; continuation of the housing rehabilitation and emergency repair grant program; continuation of two microenterprise programs; and funding for homeless shelter rehabilitation.	N/A	
6	Public Meeting	Non-targeted/broad community	All six CDBG applicants were interviewed.	Applicants provided clarification on their respective proposal and highlighted their proposals.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	Public Meeting	Non-targeted/broad community	No public comments received at the City council meeting	N/A	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.420(b), 91.220(c) (1, 2)

Introduction

Resources: In the upcoming fiscal year, the City anticipates receiving \$1,146,547 in Community Development Block Grant (CDBG) entitlement funds. The City will also have approximately \$360,000 in re-programmed funds and anticipates \$100,000 in program income. The City's total CDBG program budget is \$1,606,547. It is projected that at least 80% of residents benefiting from the CDBG program will be low and moderate-income households as defined by the Department of Housing and Urban Development (HUD).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,146,547	100,000	360,000	1,606,547	3,154,501	The City receives annual CDBG allocation directly from HUD to undertake a variety of housing and community development projects which benefit low and moderate income people.
Other	public - federal	Acquisition Admin and Planning Housing	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Fremont will seek all applicable state and federal funding sources that will support the activities outlined in the 5-year Strategic Plan. Leveraging of federal funds will be accomplished through the use of local funds such as those from public and/or private sources of affordable housing. In addition, the City uses leveraging ratios of its sub recipients as a criterion for funding.

Matching requirements for HUD programs will be satisfied with acceptable sources of non-federal financing. Sources may include private donations, owner funds, state funds, city and foundation funds and other acceptable non-federal sources of financing.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Needs Goals	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing Need	CDBG: \$410,000	Rental units rehabilitated: 15 Household Housing Unit Homeowner Housing Rehabilitated: 18 Household Housing Unit
2	Community Development Needs Goals	2015	2019	Non-Housing Community Development	City-wide	Community Development (non-housing) Needs	CDBG: \$298,163	Public service activities other than Low/Moderate Income Housing Benefit: 2025 Persons Assisted Other: 46 Other

Table 6 - Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Needs Goals
	Goal Description	
2	Goal Name	Community Development Needs Goals
	Goal Description	

Table 7 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section of the plan outlines the activities the City will undertake in FY 2016-17. Each of these activities will meet at least one of the following objectives as outlined in the FY 2015-19 Consolidated Plan.

To make available public services designed primarily to address the most critical needs of low and moderate income households. To promote the rehabilitation of homes occupied by low and moderate-income households in order to eliminate conditions that threaten the health and safety of occupants including accessibility improvements for disabled renters. To provide grants for emergency home repairs to correct health and safety problems and facilitate access in housing occupied by low-income elderly, disabled or single parent homeowners. To provide fair housing services to investigate and resolve complaints of illegal discriminatory practices; provide educational outreach to discourage and prevent illegal housing practices; and increase public awareness of fair housing laws and services available to detect and challenge illegal practices. To assist in the rehabilitation, construction, or acquisition of community facilities used to provide public services and assistance for low-income and moderate-income families.

In addition to the project listed below, the City recommends the set-aside of \$555,000 in FY 16-17 funds to finance the costs associated with the Family Resource Center relocation. As part of the City's Downtown Civic Center Plan, the FRC is poised for relocation from its current location at 39155 Liberty Street, within the next two to three years to make way for the transformation of the Capitol Avenue corridor into a vibrant residential, retail, and civic center environment. The FRC currently houses over 17 non-profit and government organizations under one roof with a host of integrated services for low and moderate-income families. The FRC is a HUD recognized best practice model and the City council has expressed its commitment to finding a location for the FRC that is convenient to public transportation. In the past 16 years, the FFRC has not only provided a one-stop shop for low-income families but it also provided long-term rent stability for non-profit tenants. The use of CDBG funds to assist with the FRC relocation would continue stability for the non-profits and for clients that they serve.

#	Project Name
1	Alameda County Community Development Agency - Housing Rehabilitation and Emergency Repair
2	Project Sentinel Fair Housing Services
3	Project Sentinel Tenant/ Landlord Services and RRIDRO Administration
4	Habitat for Humanity East Bay/ Silicon Valley Minor Home Repair Program
5	Pickering Place Associates
6	Community Child Care Coordinating Council (4C's) Child care Initiative Project
7	Afghan Coalition
8	SparkPoint Fremont Family Resource Center
9	Senior Peer Counseling
10	Youth and Family Services
11	CDBG Administration
12	Safe Alternatives to Violent Environments

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City's has an extensive public participation process which allows the public to voice community needs and priorities. In addition, individual projects went through an extensive request for proposals process in which they documented needs for the projects listed below. In general, the City of Fremont located in the San Francisco Bay Area continues to experience inordinately high rental and ownership housing costs which are significant barrier to the availability of affordable housing for low and moderate income families. The City's housing stock is also aging. The Housing Rehabilitation Program, the Minor Home Repair Program as well as affordable rental housing have become some of the highest priorities in the City.

AP-38 Project Summary

Project Summary Information

1	Project Name	Alameda County Community Development Agency - Housing Rehabilitation and Emergency Repair
	Target Area	City-wide
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Need
	Funding	CDBG: \$285,000
	Description	Administer the City's Housing Rehabilitation Loan and Energy Efficiency Grant program for low-and moderate income Fremont households.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately three low and moderate-income households will receive housing rehabilitation assistance and approximately five low income households will receive energy efficiency upgrades to their homes.
	Location Description	TBD
	Planned Activities	Administer the City's Housing Rehabilitation Loan and Energy Efficiency Grant program for low-and moderate income Fremont households.
2	Project Name	Project Sentinel Fair Housing Services
	Target Area	City-wide
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Need
	Funding	CDBG: \$94,426
	Description	Administer the City's fair housing at the Fremont Family Resource Center.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 26 households will benefit from this proposed program.
	Location Description	Fremont Family Resource Center: 39155 Liberty Street, Ste. D440 Fremont, CA 94538
Planned Activities	Administer the City's fair housing at the Fremont Family Resource Center.	
3	Project Name	Project Sentinel Tenant/ Landlord Services and RRIDRO Administration
	Target Area	City-wide
	Goals Supported	Affordable Housing Needs Goals

	Needs Addressed	Affordable Housing Need
	Funding	CDBG: \$56,426
	Description	Provide landlord/tenant services at the Fremont Family Resource Center. The agency will also perform the function of Residential Rent Increase Dispute Resolution Ordinance (RRIDRO) administration and housing search information and referral assistance.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,674 households will benefit from these proposed activities.
	Location Description	Fremont Family Resource Center: 39155 Liberty Street, Suite D440, Fremont, CA 94538
	Planned Activities	Provide landlord/tenant services at the Fremont Family Resource Center. The agency will also perform the function of Residential Rent Increase Dispute Resolution Ordinance (RRIDRO) administration and housing search information and referral assistance.
4	Project Name	Habitat for Humanity East Bay/ Silicon Valley Minor Home Repair Program
	Target Area	City-wide
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Need
	Funding	CDBG: \$50,000
	Description	Provide minor home repair and emergency home repair services to low income households.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately ten low-income households will benefit from these proposed activities.
	Location Description	TBD
	Planned Activities	Provide minor home repair and emergency home repair services to low income households.
5	Project Name	Pickering Place Associates
	Target Area	
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Need
	Funding	CDBG: \$225,000

	Description	MidPen Housing Corporation, which operates Pickering Place Apartments, a 43-unit affordable housing apartment complex in Fremont, was awarded a total of \$150,000 to rehabilitate the apartment units. Rehabilitation includes the following: replacement of aging water heaters and piping, replacement of railing and decks and upgrade of site lighting. However, due to the rise in construction costs, Pickering Associates experienced cost overrun and needed additional \$75,000 to complete the remaining 50% of the railing and deck replacement work.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The additional \$75,000 of CDBG funds will benefit twenty low-moderate income households. The total project will benefit forty-three low-moderate income households.
	Location Description	20 W. Pickering Avenue, Fremont, CA 94539
	Planned Activities	Complete the project started in FY 2015-16 by replacing the remaining 50% of the deck boards.
6	Project Name	Community Child Care Coordinating Council (4C's) Child care Initiative Project
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: \$40,000
	Description	The program provides home-based child care microenterprise development assistance.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	At least six new and ten existing Fremont family child care providers will benefit from the proposed activities.
	Location Description	Fremont Family Resource Center 39155 Liberty Street, Ste. D410, Fremont, CA 94538
	Planned Activities	The program provides home-based child care microenterprise development assistance.
7	Project Name	Afghan Coalition
	Target Area	
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: \$30,000
	Description	The program teaches refugees and other immigrants entrepreneurial skills with the objective of increasing self-sufficiency.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	The program will assist approximately twenty low-income individuals.
	Location Description	Fremont Family Resource Center: 39155 Liberty Street, Ste. D460, Fremont, CA 94538
	Planned Activities	The program teaches refugees and other immigrants entrepreneurial skills with the objective of increasing self-sufficiency.
8	Project Name	SparkPoint Fremont Family Resource Center
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: \$50,000
	Description	The program provides technical assistance, advice and support services to clients with the goals of developing micro-enterprise.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 low and moderate income individuals will benefit from the proposed activities.
	Location Description	Fremont Family Resource Center 39155 Liberty Street, Ste. A110, Fremont, CA 94538
	Planned Activities	The program provides technical assistance, advice and support services to clients with the goals of developing micro-enterprise.
9	Project Name	Senior Peer Counseling
	Target Area	
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: \$48,104
	Description	The program uses the skills and life experience of senior volunteers in self-help approach to meeting emotional needs of seniors.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately sixty seniors will benefit from the proposed activities.
	Location Description	City of Fremont Human Services Department, 3300 Capitol Avenue, Bldg. B, Fremont, CA 94538

	Planned Activities	The program uses the skills and life experience of senior volunteers in self-help approach to meeting emotional needs of seniors.
10	Project Name	Youth and Family Services
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: \$19,598
	Description	The Youth and Family Services Counselor will provide family and individual counseling to help improve family relationships in times of stress or crisis, with special attention to teen-related issues.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 youths and their families will benefit from these proposed activities.
	Location Description	Fremont Family Resource Center Youth and Family Services Ste. E500, Fremont, CA 94538
	Planned Activities	The Youth and Family Services Counselor will provide family and individual counseling to help improve family relationships in times of stress or crisis, with special attention to teen-related issues.
11	Project Name	CDBG Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$249,309
	Description	Provide technical assistance to grantees, monitor all ongoing projects for compliance with federal and other funding requirements and ensures submittal of CDBG reports to HUD.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Fremont, Human Services Department, 3300 Capitol Avenue, Fremont, CA 94538
	Planned Activities	Provide technical assistance to grantees, monitor all ongoing projects for compliance with federal and other funding requirements and ensures submittal of CDBG reports to HUD.
12	Project Name	Safe Alternatives to Violent Environments

Target Area	City-wide
Goals Supported	Community Development Needs Goals
Needs Addressed	Homelessness Needs
Funding	CDBG: \$16,035
Description	SAVE will provide bed nights of safe refuge for battered women and their children who have fled abusive and dangerous homes. Services include emergency housing, counseling, case management and a 24-hour crisis hotline.
Target Date	6/30/2017
Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 women and children will receive shelter and other assistance under this program.
Location Description	Suppressed
Planned Activities	SAVE will provide bed nights of safe refuge for battered women and their children who have fled abusive and dangerous homes. Services include emergency housing, counseling, case management and a 24-hour crisis hotline.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Fremont has a diverse racial and ethnic population; according to the 2010 Census, Asian’s now make up 51% of the population in the City. According to the 2010 Census, minority groups (Asians; Latinos; Blacks or African Americans; American Indians or Alaskan Natives; Native Hawaiians and other Pacific Islanders; and other residents of two or more races make up approximately 68% of Fremont’s population. Only four of the City’s 38 census tracts have a minority population of less than 50% and half of the census tracts have minority populations greater than 60%. The City’s actual racial and ethnic diversity is even greater than shown in the Census, since distinct ethnic groups, such as the City’s Afghan population, are categorized as “White” by the Census.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Due to the City's racial and ethnic diversity, mixed economic base and large geographic area, programs are primarily implemented on a community-wide basis unless otherwise noted. The City implements programs that meet the national objectives of serving low and moderate income clientele (LMC) or low and moderate income housing (LMH), with each activity benefitting low and moderate income individuals, families or households. The City may also undertake activities meeting the national objective of low and moderate area benefit (LMA) in census tracts 4423 and 4419.23, using the upper-quartile exception approved by the Department of Housing and Urban Development. Certain projects receiving funding may be located in other jurisdictions if the agency receiving funding serves Fremont residents.

Utilizing these CDBG funds, in conjunction with local, state and federal sources, the City plans to continue to meet the Affordable Housing Needs, Community Development (non-housing) Needs, Homeless Needs and Supportive Housing Needs of low and moderate-income Fremont residents outlined in the City's FY 2015-2019 Strategic Plan.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Over the past few years, the City has made substantial changes to its zoning and land use controls to remove or ease these governmental constraints. In particular, the City took action to:

- Zone land in excess of that required to meet the regional housing needs allocation
- Eliminate an outdated density classification system
- Adopt a confirming density bonus ordinance
- Create a new multi-family zoning district with improved flexibility in setbacks, increased height allowance and open space requirements
- Amend single-family zoning to provide for development opportunities at the high end of the density range
- Update the City's Second ordinance to make parking compliance feasible, increase the size of second units and eliminate discretionary permits as required by State law.
- Amend the Reasonable Accommodation Ordinance to eliminate the public hearing requirement for certain type requests
- Amend zoning requirements to eliminate regulations inconsistent with state law related to manufacturing housing
- Modify parking requirements to link the number of spaces to bedroom count and create findings for parking reductions (e.g., reductions near transit, services or need of residents).
- Allow for mixed-use development in a variety of commercial districts and adopt a new ordinance in favor of maintaining a commercial street presence on commercial streets
- Continue to zone land (at densities at or over 30 unit per acre) to maintain a land inventory capable to meeting regional housing need for lower income households
- Amend the City's ordinances and policies to conform to SB-2 (Senate Bill 2: zoning, development and management of emergency shelters, supportive and transitional housing)

Actions planned to foster and maintain affordable housing

The Housing Element also reports that the high cost of acquiring land and construction is a major nongovernmental constraint towards the production of housing, especially affordable housing. There is very little the City can do to affect the cost of land or construction because they are the result of private market forces; however, the City's overall strategy to produce affordable housing helps mitigate these constraints by making land available at higher densities, providing financial assistance to affordable housing developments, and working with motivated and experienced developers to better contain project costs.

The City continues to adhere to the HOME Consortium *Analysis of Impediments to Fair Housing (AI)*, which includes jurisdictional demographic information for each Consortium city, an evaluation of the jurisdictions, fair housing status, a description of public and private impediments to fair housing choice, an assessment of current public and private fair housing programs, and conclusions and

recommendations. The City will ensure that the following fair housing activities are undertaken:

- Provide Fair Housing investigation, counseling, legal referral and follow-up services to clients.
- A minimum of 28 Fair Housing investigations will be conducted based on audits and allegations from bona fide complainants.
- Maintain communication with a panel of at least 10 cooperating attorneys and, when appropriate, refer clients wishing to pursue legal remedies to an attorney and/or the appropriate government agency.
- Assist in the preparation of evidence about the alleged discriminatory action and submit the information to the appropriate attorney or government agency.
- Recruit, train and maintain testers available for investigations.
- Perform at least one Fair Housing audit per year.
- Provide English and Spanish housing information and referral services to Fremont residents.

Make a total of 20 presentations to local public service organizations and community groups, of which 2 outreach presentations will be to the disability community

Actions planned to reduce lead-based paint hazards

The Alameda County Lead Poisoning Prevention Department (ACLPPD) is an integrated health, environmental, and housing program. It provides case management of lead poisoned children throughout Alameda County and property owner services, education, and lead hazard remediation within a County Service Area which includes the HOME Consortium cities of Alameda and Emeryville. The Alameda County Environmental Health Services Department provides compliance and enforcement support for properties related to a lead-poisoned child.

Primary Prevention Education/Services

Property owner services and public education provided in the four-city County Service Area for Lead Poisoning Prevention are focused on raising awareness of the sources of lead in residential buildings and helping property owners to address hazards in a lead-safe manner with the goal of exposing fewer children, property owners, and workers to lead.

Case Management/Secondary Prevention

The ACLPPD receives State of California Department of Public Health funds for Public Health Nursing case management services to lead poisoned children and their families, advocacy for blood lead screening, and marketing and consultations to the medical provider community and Medi-Cal Managed Care Organizations.

Environmental Investigations are conducted in the homes of children with elevated blood lead levels. A Registered Environmental Health Specialist provides property owners with a risk assessment report detailing the environmental test results and recommendations for addressing the lead hazards.

Remediation

The ACLPPD was awarded a HUD Lead Hazard Control grant in the amount of \$2,134,863 through October 31, 2014 for the implementation of a Lead Hazard Control Program to address residential lead hazards. This Project will provide lead hazard reduction services, while increasing local capacity to address lead hazards and promoting lead-safe practices. The Project will allow ACLPPD to strengthen existing partnerships while working closely with local Housing Authorities to maintain and expand lead-safe Section 8 Housing Choice Voucher Program rental units.

Training

Trained contractors and workers are needed to ensure that renovation and remodeling of housing is done lead-safely. The ACLPPD provide State accredited classes and the HUD/EPA-approved *Lead Safety for Remodeling, Repair and Painting* class since the standardized class materials became available in 2004. The ACLPPD offers a 2-hour Lead Safe Work Practice class for homeowners.

Compliance/Enforcement

Effective January 2003, the State of California Health and Safety Code was amended to include lead hazards as a violation of State housing code and to clarify the authority of local code compliance, public health, and environmental health agencies to investigate and require treatment of lead hazards.

Actions planned to reduce the number of poverty-level families

The City expects to allocate approximately \$630,000 in FY 2016 from the general fund to nonprofit public service agencies or programs. The grants to the public service agencies are designed to foster the independence of service recipients and prevent the need for services in the future, while also providing support to those organizations that assist persons in crises and those who lack the basic necessities of life. All of the funded agencies provide services primarily to extremely low to moderate income clients. In June 1999, the City of Fremont officially opened the City of Fremont Family Resource Center (FRC). The FRC represents the City's commitment to the collaboration and improved services to the community. The FRC's mission is to promote strong and healthy families, in all of their diverse cultural and economic forms, through empowerment and problem prevention. To this end, the FRC co-locates over twenty-two different agencies with a host of integrated services under one roof. The Center brings together supportive programs and activities in a consolidated, family friendly setting that fosters collaboration and efficient service.

The FRC is a centrally located place where lower income families of all kinds can find resources and services that are of value to them. Customers can access nonprofit, State, County and City of Fremont services in a timely manner. Services include adult and youth employment, CalWorks, child care information and referral, public health and mental health services, parent education and support services, counseling, immigration services, tax filing services, housing information and domestic violence prevention. As part of the City's commitment to families, the FRC also provides a drop-in childcare service, free of charge, to clients of social service agencies housed at the FRC. A 2013 Survey of 25 FRC Agencies found that 91% (27,023 of 29,860) of FRC clients served by those agencies were low income.

The Fremont Family Resource Center (FRC) becomes a SparkPoint Center in January 2012. The vision of SparkPoint at Fremont FRC is to help families achieve financial stability by providing services that can help families improve credit, reduce debt, build income, and build and save assets through integrated innovative, comprehensive, and integrated financial, employment, and supportive services. The City of Fremont through its Human Services Department Fremont Family Resource Center is serving as the Lead Agency. With assistance from the United Way of the Bay Area, Citibank and Walter and Elise Haas Foundation, and in partnership with nine community agencies, SparkPoint at Fremont FRC welcomes all Tri-City residents who do not yet meet the self-sufficiency standard.

The VITA program is designed to help low-income taxpayers who cannot afford professional tax assistance. Located at the Fremont Family Resource Center, the program also increases access for these individuals to claim the Earned Income Credit, and Child Tax Credit. For the fourteenth consecutive year, the FRC hosts several satellite VITA sites (including one in Union City and one in Newark), coordinates the recruitment and training of volunteers to provide free tax preparation services to low-income earners, persons with disabilities, and non-English speaking persons.

Actions planned to develop institutional structure

The entities comprising the institutional structure through which the City of Fremont will carry out its housing and community development plan are detailed in the City's Strategic Plan. The strengths of this institutional delivery system include the City's coordination with and between the numerous nonprofit agencies providing housing and services to Fremont residents. Several agencies have multiple partnership or funding relationships with the City. The City's Fremont Family Resource Center houses over seventeen City, County, State and non-profit agencies. Approximately 22 agencies will receive Social Service Grant funding from the City in FY 2016. Over 7 agencies will also receive CDBG capital, administration or public service funding. In addition to receiving City funding, agencies also partner with the City to provide direct services.

Gaps within the delivery system include limited public and private resources available to address affordable housing and supportive services. The dissolution of redevelopment agencies in 2012 and state takeaways have negatively affect the City's ability to fund affordable housing projects in the City, and local budget cuts have affected the City's ability to fund the Social Service Grants Program at levels sufficient to keep pace with increased costs of service delivery.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Fremont has continued to encourage the coordination of activities between various housing and social services agencies. As stated above, the City promotes collaboration and coordination between social services agencies to reduce duplication of services and maximize the use of public resources available to fund these types of services.

A prime example of collaboration is the FRC. The FRC houses approximately 17 City, County, state and non-profit social service agencies. The goal of the FRC is to create a "one-stop shopping" center for

people in need of social services and encourage mutually beneficial relationships between agencies. For the HOME Program, the City will continue to administer its local HOME-funded activities with Alameda County HCD.

Historically, the City has participated in Participating Public Jurisdiction (PPJ) Agreements to provide greater efficiency in activities such as monitoring and disbursement of funds. PPJ Agreements outline the various responsibilities of local public entities involved in jointly-funded projects serving residents of many cities. In the past, the City has entered into PPJ Agreements for various projects with the cities of Hayward, San Leandro, Union City, Livermore, Milpitas, and the County. The City will continue to utilize PPJ Agreements for jointly funded projects.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

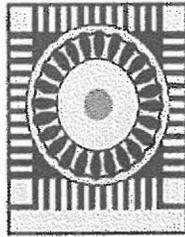
Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

Discussion

FY 2016-2017

ANNUAL ACTION PLAN



CITY OF
HAYWARD

HEART OF THE BAY

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Disclaimer: This document is a draft, and provided as a courtesy. This document is not to be considered the final FY 2016-2017 Annual Action Plan. Because it is a work in progress, there are parts that may be revised, including page numbers and references. All information contained herein is subject to change upon further review

EXECUTIVE SUMMARY

Introduction

The FY 2016-2017 Annual Action Plan outlines proposed housing and community development objectives, activities, and budget in the City of Hayward. The plan includes information regarding federal, state, and local funding resources, a description of each activity to be implemented, and other actions that the City will take to address barriers to affordable housing, support anti-poverty strategies, and facilitate fair housing. This Plan represents the first year of the City's FY 2015-2019 Consolidated Plan, and covers the period of July 1, 2016 through June 30, 2017.

The FY 2015-2019 Consolidated Plan is a comprehensive review of the City's housing and community development characteristics and needs, an inventory of resources available to meet those needs, a five-year strategy for the use of those resources, and a one-year Action Plan (updated annually) that presents specific activities in which to implement the strategy.

The City's FY 2016-2017 Community Development Block Grant (CDBG) entitlement grant from the US Department of Housing and Urban Development (HUD) is \$ 1,405,002. The City anticipates the receipt of \$6,600 of CDBG program income, as well as \$140,300 of revolving loan program income. The City therefore projects an estimated total of \$1,551,902 of CDBG funds available for utilization in FY 2016-2017.

In preparing the proposed CDBG program budget, the following were considered: housing and community development priorities, the FY 2015-2019 Consolidated Plan, and CDBG eligibility criteria. The City is proposing to allocate CDBG funds towards the following eligible activities: Program Administration, Public Facilities and Improvements, Rehabilitation, Microenterprise Assistance, and Public Services. Activities will benefit low and moderate income individuals and households.

Objectives and Outcomes

CDBG-funded activities are proposed to address the following priorities in FY 2016-2017: Affordable Housing, Homelessness Prevention, Neighborhood Facilities and Improvements, and Community and Economic Development. Affordable Housing programs will preserve existing affordable rental and ownership housing for low and moderate income households, and reduce housing discrimination. Homelessness Prevention activities will support countywide strategies to end homelessness by funding the coordination and operations of permanent supportive housing, emergency shelters, transitional housing, and housing-related support services programs. Neighborhood Facilities and Improvements include the rehabilitation of blighted properties or properties located in low-income census tracts. Community and Economic Development programs will increase the number of permanent jobs available to low-income residents by offering training opportunities and job placement. The City will also address Non-Homeless Special Needs in FY 2016-2017 by supplementing CDBG resources with the City's General

Fund. Non-Homeless Special Needs activities provide support services targeted to seniors, people with disabilities, youth, and immigrant populations.

Past Performance

The City regularly monitors progress on activities carried out in the Annual Action Plan to ensure compliance with program requirements. Evaluation takes place during the application and funding process, and after sub-grantee contracting has been executed. Agreements with sub-agreements and Memoranda of Understandings (MOUs) with other public agencies set clear performance measures, reporting procedures, timeliness, and budgets against which goals are measured. City staff regularly monitors compliance with contracting requirements and performance goals through the implementation and review of quarterly performance reports, monthly reimbursement requests, and annual desk and on-site monitoring. City staff provides feedback to sub-grantees regarding areas of concern, and findings where corrective action or improvements are required. The City publishes an Annual Performance Report, aggregating data to analyze progress towards goals, cost effectiveness, community impact, and compliance with regulations. Additional Monitoring Standards and Procedures are outlined in the Alameda County HOME Consortium-wide Consolidated Plan. Contracting standards and policies and procedures can also be found in the City's CDBG Policies and Procedures Manual. Information obtained from all of the aforementioned evaluation and monitoring efforts is used to assist in the determination of which projects to allocate CDBG funds.

Citizen Participation Process and Consultation Process

City staff leads the preparation, implementation, and evaluation of the Consolidated and Action Plans, related reports, and citizen participation and consultation processes. City staff coordinates housing and community development activities, which includes administration of the CDBG, Social Services, Paratransit, Housing Rehabilitation Loan, and Minor Home Repair Grant programs. All programs are administered through one competitive grant application process. Submitted grant proposals are reviewed by City staff to ensure that CDBG eligibility and national objective criteria are addressed so that proposals are considered in the appropriate funding source category.

The City's Community Services Commission (CSC) further reviews each grant proposal for merit, impact, and cost-effectiveness. The CSC is a fifteen-member entity appointed by City Council, with the primary responsibilities of reviewing proposals and establishing funding recommendations for consideration by council. The CSC represents the larger Hayward community, with the only eligibility requirement to serve being residency within Hayward city limits. The CSC therefore, serves a key role in the CDBG Citizen Participation Plan process. All CSC meetings are public, in which other stakeholders are welcome to offer public comments for consideration during the City's grant funding cycle.

City Council receives two separate sets of funding recommendations from City staff and the CSC, and discusses them at a public Work Session. A formal Public Hearing is conducted two weeks later, in which members of the public have the opportunity to address City Council

regarding the CDBG funding recommendations. Ultimately, City Council has the final determination in authorizing CDBG grant awards at the local level.

The City consults with neighboring jurisdictions, public agencies, members of the public, and aligns with other strategic planning efforts when establishing local priorities. Finally, as a member of the Alameda County HOME Consortium, the City also participates in the Consortium's Citizen Participation Plan process.

Public Comments

Each public meeting convened by City Council or the CSC opens with a Public Comments section to provide an opportunity for members of the public to address the Commission and City Council, and to comment on the funding process and recommendations. During the FY 2016-2017 funding process, there were a total of four written comments and nine verbal comments offered by applicants and members of the public. Comments can be reviewed in Table 4, the Citizen Participation Outreach Table.

Unaccepted Public Comments

As there is a specified time frame for applications and interviews, no new information about an application may be submitted or considered. During the FY 2016-2017 funding process, all public comments were accepted.

Summary

This Annual Action Plan and FY 2016-2017 proposed projects are consistent with the City of Hayward Council Priorities and meets HUD National Objectives.

LEAD and RESPONSIBLE AGENCIES

Agency Responsible for the Consolidated Plan

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	ALAMEDA COUNTY	Department of Library and Community Services
HOME Administrator	HAYWARD	Department of Housing and Community Department

The City of Hayward is an entitlement jurisdiction which receives CDBG funds directly from HUD. To be eligible for HOME funds, Hayward is also a member of the Alameda County HOME Consortium, which is led by the Alameda County Department of Housing and Community Development. The Consolidated Plan is prepared by City staff utilizing local engagement efforts and community feedback. The local process is conducted in collaboration with the County and other partner jurisdictions within the HOME Consortium. While the local process identifies needs specific to Hayward, regional input is considered in an effort to share resources and collectively identify gaps in service delivery. City staff is responsible for the administration and implementation of CDBG funds, while the County is responsible for the administration of HOME funds.

Consolidated Plan Public Contact Information

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CONSULTATION

Introduction

In December 2006, City Council adopted the Alameda Countywide Homeless and Special Needs Housing Plan, also known as the EveryOne Home Plan. This is a long-term special needs housing plan which seeks to address the housing-related needs of persons with serious mental illness, those living with HIV/AIDS, and those who are homeless. The EveryOne Home Plan reflects an increased recognition among healthcare and services agencies throughout Alameda County that affordable housing is crucial to the achievement of public and mental health program outcomes. Without stable, decent, and affordable housing efforts to promote public and mental health among low income populations in the County are compromised. In January 2008, EveryOne Home became a community based organization and the official Alameda Countywide Continuum of Care, with governmental entities collectively funding operations and serving on its strategic Leadership Board. The City of Hayward is represented on the EveryOne Home Leadership Board and staffers serve on a number of Continuum of Care (CoC) subcommittees.

Jurisdictional Activities to Enhance Coordination

Alameda County has a history of collaborative efforts focused at the consumer or provider level; the EveryOne Home Plan also looks at coordination at the systems level. The creation of this integrated, regional response offers a number of measureable, outcome-oriented alternatives, including:

1. Increased efficiency and effectiveness of local and regional housing and supportive service programs through sharing of information, planning, clients, resources, and responsibility across the multiple systems that must work together to address common issues.
2. More coordination of government and philanthropic funding. National research has demonstrated that an integrated approach to long-term homelessness can significantly reduce overall expenditures. An example of the collaborative efforts undergone in Alameda County was the Homelessness Prevention and Rapid Re-Housing Program (HPRP) county-wide collaborative.
3. Increased local capacity to attract competitive grants from federal, state and philanthropic sources that can augment existing housing and service systems and support the replication of emerging promising practice models.
4. Increased public interest and support for creative solutions to homelessness, excitement about and involvement in regional efforts, and willingness to support the creation of a new local or regional revenue stream. For more detailed information please refer to the Alameda County EveryOne Home Plan at www.everyonehome.org.

Additionally, in service to the City's desire to engage in and resolve the issue of homelessness to the best of our ability as a municipal government, and to ensure that all the key stakeholders are

involved in this important work, staff assembled an Interdisciplinary Working Group to coordinate and develop the groundwork and information presented to City Council. The working group includes key staff from Community Services, Police Department, Development Services, Maintenance Services, and the offices of the City Manager and City Attorney, among others. It also includes key leaders of community partner agencies who deliver services to the homeless population including the executive directors of local shelter providers, food pantry and service provider South Hayward Parish, housing and homeless service provider Abode Services, and individuals with lived experience, among others.

Coordination with the Continuum of Care Regarding Homelessness

The City of Hayward works in coordination with the Continuum of Care to address the needs of homeless persons and persons at risk of homelessness. The City of Hayward is represented on the EveryOne Home Leadership Board and staffer serve on a number of Continuum of Care (CoC) subcommittees.

The City not an entitlement Emergency Solutions Grant (ESG) grantee, and but is a FY 15-16 sub-recipient of competitive State ESG funds. The City works in collaboration with the local CoC to determine the need for local funds and offers Certifications of Local Need for ESG applicants within City limits. The City consults with the Continuum of Care develop performance standards and evaluate the outcomes of projects and activities funded with CDBG in alignment with ESG goals. The City of Hayward utilizes the Alameda County Priority Home Partnership ESG Policies and Procedures Manual, which covers policies and procedures for all ESG recipients and sub-recipients operating programs within Alameda County.

DRAFT

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ALAMEDA
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On site visits and meetings. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of Housing needs and overall needs of county as a whole
2	Agency/Group/Organization	EveryOne Home
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On site meetings. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of homelessness issues and resources across Alameda County
3	Agency/Group/Organization	COMMUNITY RESOURCES FOR INDEPENDENT LIVING (CRIL)
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On site meetings. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs of individuals living with disabilities
4	Agency/Group/Organization	ABODE SERVICES
	Agency/Group/Organization Type	Services-Homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On site visits and meetings. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs of chronically homeless individuals
5	Agency/Group/Organization	FAMILY EMERGENCY SHELTER COALITION
	Agency/Group/Organization Type	Services – Homeless Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs – Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On site visits and meetings. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs of homeless families with children
6	Agency/Group/Organization	RUBY'S Place
	Agency/Group/Organization Type	Services – Victims of Domestic Violence Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs – Families with Children,
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs domestic violence victims and homeless families
7	Agency/Group/Organization	ECONOMIC DEVELOPMENT DIVISION – CITY OF HAYWARD
	Agency/Group/Organization Type	Government - Local
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs of the business community
8	Agency/Group/Organization	HAYWARD LIBRARY – FAMILY EDUCATION
	Agency/Group/Organization Type	Services – Children Services - Education
	What section of the Plan was addressed by Consultation?	Non-homeless Special Needs Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Anticipated improved coordination of financial resources and alignment of goals towards full adult literacy and educational support of Hayward Youth

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	EveryOne Home	Homelessness Prevention and Homeless Needs

PARTICIPATION

Citizen Participation Process

The City's Citizen Participation Plan seeks to involve all City residents including low and moderate-income persons, persons living in blighted areas, minority populations, non-English speakers, residents of areas where a significant amount of federally-funded activity is proposed, seniors, people with disabilities, the business community, and civic groups. The Citizen Participation Plan provides opportunities for citizen engagement related to the CDBG, HOME, and other HUD funded programs. The plan also provides information regarding annual performance reports and HUD-related issues. Goals of the plan are to:

- Provide residents with adequate and timely information about the range of activities that may be undertaken through HUD-funded programs, the kinds of activities previously funded in the community, the level of funding available to carry out these activities, and an estimate of the amount of funds that will benefit low and moderate income persons;
- Provide an appropriate means to ensure the involvement of low and moderate income residents most likely to be affected by HUD-funded programs, and to provide reasonable efforts to ensure continuity of involvement of residents or resident organizations throughout all stages of the program;
- Provide residents with an adequate opportunity to articulate needs, express preferences about proposed activities, assist in the selection of priorities, and the development of the plans, applications and reports; and
- Provide residents with the opportunity to assess and submit comments on all aspects of the HUD funded programs and their performance.

The Community Services Commission (CSC) is the primary conduit for resident participation in all phases of the CDBG program and other HUD-funded programs. The CSC advises City Council regarding the identification of housing and community development needs, setting priorities, making recommendations concerning the annual allocation of CDBG and other HUD funds, and amending Annual Action Plans as necessary. CSC members must be Hayward residents and are appointed by City Council. Citizens may submit comments, complaints, suggestions, or questions by letter, facsimile, telephone, email, or in person regarding any aspect of any HUD-

funded program. Written comments should be sent to the following address. All written complaints will be answered in writing within 15 working days.

City of Hayward
 Department of Library and Community Services
 777 B Street
 Hayward, CA 94541

Phone: (510) 583-4250
 Fax: (510) 583-3650
 Email: CDBGinfo@hayward-ca.gov
 Web: www.hayward-ca.gov and click "Access Hayward"

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Outreach	Target	Attendance	Comments Received	Comments Not Accepted	URL (If applicable)
Public Meeting – July CSC Mtg	General public Commissioners	10 Commissioners	None	None	N/A
Newspaper Ad	Spanish Speakers General public	N/A	N/A	N/A	N/A
Public Meeting – Funding Forum	General public Prior Applicants	59 guests	N/A	N/A	N/A

Outreach	Target	Attendance	Comments Received	Comments Not Accepted	URL (If applicable)
Public Meeting – September CSC Mtg	General public Commissioners	15 Commissioners 1 guest	None	None	N/A
Public Meeting – October CSC Mtg	General public Commissioners	11 commissioners 2 guests	None	None	N/A
Public Meeting- November CSC Mtg	General public Applicants Commissioners	14 Commissioners 1 guest	None	None	N/A
Application Review Committee	Commissioners and Applicants	5 commissioners (Art/Music)	N/A	N/A	N/A
Application Review Committee	Commissioners and Applicants	5 commissioners (Services)	N/A	N/A	N/A
Application Review Committee	Applicants	5 commissioners (Services)	N/A	N/A	N/A
Application Review Committee	Commissioners	3 commissioners (Infra/ED)	None	None	N/A
Public Meeting – January CSC Mtg	General public Commission	13 Commissioners 4 guests	None	None	N/A

Outreach	Target	Attendance	Comments Received	Comments Not Accepted	URL (If applicable)
Public Meeting – February CSC Mtg	General public Commissioners	13 Commissioners 12 guests		None	N/A
Public Meeting – March CSC Mtg	General public Commissioners and Applicants	10 Commissioners 8 guests	3 Verbal	None	N/A
Newspaper Ad	Spanish Speakers General public	NA	NA	NA	N/A
Public Hearing	General public Commissioners and Applicants	N/A	N/A	N/A	N/A

EXPECTED RESOURCES

Introduction

This section of the Action Plan identifies funding resources that will be utilized in FY 2016-2017 to address the City's community development priorities.

Table 5 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Reminder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	public - federal	Administration of CDBG Program	1,405,002	146,900	500,000	1,551,902	4,200,000	CDBG funds will be used to support projects that address the community and economic development objectives identified in the FY 2015-2019 Consolidated Plan. An anticipated \$4,200,000 will be available in entitlement and PI covering the period of FY 17-19. \$500,000 of prior year RLF will be used for a "Brace and Bolt" earthquake mitigation program.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Reminder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
HOME	public - federal	Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	265,320	0	0	240,287	265,320	HOME funds will be used to support projects that address the housing objectives identified in the FY 2015-2019 Consolidated Plan.
General Fund	public - local	Public Services Other	450,000	0	0	450,000	1,150,000	\$450,000 of general funds will be utilized for non-homeless special needs, homelessness prevention and social/public services. A balance of \$1,150,000 is anticipated to be utilized across FY 17-19
Measure B - Paratransit	public - local	Paratransit	700,000	0	0	700,000	1,410,000	Travel Training and other transportation related services for senior and people with disabilities. An additional \$1,400,000 is anticipated from FY 17-19

In addition to funds provided by HUD, the City will utilize local resources to address community and economic development needs. The City is able to match federal funds with its General Fund dollars, as well as with its Measure B allocation from the Alameda County Transportation Commission (ACTC). CDBG and HOME resources will be allocated towards projects that meet HUD national objectives and are able to comply with federal reporting and financial management regulations. The General Fund will support local

providers that provide support services to under-served populations, which include low-income seniors, non-English speaking communities, youth, and people with disabilities. These projects must align with Council Priorities. Finally, the Measure B allocation will allow the City to address the transportation needs of seniors and residents with disabilities.

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ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

Table 6 – Goals Summary for CDBG Funded Activities

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Sustainable Housing	2016	2017	Affordable Housing Sustainable Housing	All Areas of Hayward	Affordable Housing	CDBG: \$344,496 HOME: \$265,320	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Homeowner Housing Rehabilitated: 45 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing Households Assisted
2	Economic Development	2016	2017	Non-Housing Community Development	All Areas of Hayward	Economic Development	CDBG: \$162,625	Businesses assisted: 2; individuals provided microenterprise training:14, Job Training: 14 individuals
3	Non-Homeless Special Needs	2016	2017	Non-Homeless Special Needs	All Areas of Hayward	Non-Homeless Special Needs	General Fund: \$147,864	Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Other: 900
4	Homelessness Prevention	2016	2017	Homeless	All Areas of Hayward	Homelessness Prevention	CDBG: \$51,000	Prevention: 400 households

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Neighborhood Facilities	2016	2017	Non-Housing Community Development	All Areas of Hayward	Neighborhood Facilities	CDBG: \$90,875	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 24,625 Persons Assisted

Table 7 – Goal Descriptions

1	Goal Name	Sustainable Housing
	Goal Description	Provide Sustainable housing options for Hayward Residents through Rapid Rehousing, Rental Assistance and preservation of the housing stock through in-house Housing Rehabilitation Program
2	Goal Name	Economic Development
	Goal Description	Provide economic opportunity through in-house Business Incentive Program as well as funding outside agencies that provide microenterprise assistance, education and job training.
3	Goal Name	Non-Homeless Special Needs
	Goal Description	Provide legal and education opportunities for special needs, low income individuals through our literacy and homework support centers as well as nonprofits that assist at-risk immigrant populations
4	Goal Name	Homelessness Prevention
	Goal Description	Prevent at-risk households from entering into homelessness. Will fund nonprofits that provide homeless outreach, rental subsidies, rapid rehousing services, as well as fair housing and tenant-landlord counseling.
5	Goal Name	Neighborhood Facilities
	Goal Description	Provide ADA, as well as health and safety upgrades for neighborhood facilities that services nonprofits, low income residents, and other special needs populations

PROJECTS

Introduction

The following projects are CDBG eligible activities that will meet a HUD national objective. All applicants participated in the City's competitive funding process, in alignment with the City's Citizen Participation Plan. Final allocation amounts were authorized by City Council. Identified sub-grantees must comply with the local contracting standards and federal rules and regulations.

Table 8 – Project Information

#	Project Name
1	FY 2014-2015 CDBG Administration
2	Housing Rehabilitation Program
3	Community Child Care Council (4Cs)
4	Eden Council for Hope and Opportunity
5	Hayward Area Recreation and Park District
6	Rising Sun Energy Center
7	Family Emergency Shelter Coalition Facility Rehabilitation
8	Downtown Streets Team
9	Eden Area YMCA
10	Hayward Public Library - Family Education Program
11	St. Rose Hospital Facility Rehabilitation

To remain in compliance with the CDBG Public Services cap, the City has limited Public Services to less than 15% of projected funding availability. As directed by Council, CDBG Public Services will be focused on homelessness prevention efforts and creating economic and educational opportunity for poverty-level families through Eden Council for Hope and Opportunity and the City of Hayward Family Education Program respectively. The City acknowledges that the federal direction is moving towards permanent supportive housing for the chronically homeless and rapid rehousing for families as best practice strategies. The shift of federal funds from emergency shelter and transitional housing projects have posed itself as an obstacle as local service providers remain somewhat resistant to changing service delivery models and look to the City to financially support traditional and sometimes stagnant models. The City continues to work with its local homeless service providers and Continuum of Care to identify alternative mainstream resources as well as provide technical assistance and capacity building to encourage efficiency changes to the local homeless systems of care.

In regards to Neighborhood Facilities, the City generally does not support the repair of deferred maintenance projects. The focus of the City is to rehabilitate slum or blighted buildings,

or to address ADA accessibility needs.

Each year, the City selects a few Economic Development projects to encourage job creation or retention. Activities include training and technical assistance, or direct financial assistance to businesses. Projects selected for funding must demonstrate proven success in providing effective training and/or job placements, as well as the capacity to collect and maintain documentation of accomplishments.

Finally, the City has earmarked a portion of funds project contingencies, should there be a need to increase an allocation to a project authorized by Council and identified in the current Annual Action Plan. Examples of such instances would include the extension of housing rehabilitation services to meet the needs of additional income-eligible residents, neighborhood facilities projects that require additional financing, or an increase to a Public Services project. Such adjustments would not constitute a Substantial Amendment.

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Project Summary

Table 9 – Project Summary

1	Project Name	FY 2014-2015 CDBG Administration
	Target Area	CT 4366.01 Jackson Triangle CT 4367 Santa Clara CT 4369 & CT 4362 Longwood-Winton Grove CT 4355 North Hayward CT 4379 Mission-Garin CT 4354 Downtown CT 4375 & CT4377 Harder-Tennyson Tennyson - Tyrell
	Goals Supported	Sustainable Housing Economic Development Homelessness Prevention Neighborhood Facilities Non-Homeless Special Needs
	Needs Addressed	Affordable Housing Economic Development Homelessness Prevention Neighborhood Facilities Non-Homeless Special Needs
	Funding	CDBG: \$309,863
	Description	Administrative Costs
	Target Date	6/30/2017
	Number of Families Supported	N/A
	Location Description	777 B Street, Hayward, CA
	Planned Activities	General Administration of the entire FY 15-16 CDBG Program

2	Project Name	Housing Rehabilitation Program
	Target Area	CT 4366.01 Jackson Triangle CT 4367 Santa Clara CT 4354 Downtown
	Goals Supported	Sustainable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$344,496
	Description	Rehabilitation - Single Residence
	Target Date	6/30/2017
	Number of Families Supported	45 households are expected to be assisted
	Location Description	While the program will assist homeowners across Hayward, many rehabilitation projects are targeted to downtown, the 238 Corridor, or the Jackson Triangle areas. These areas have been identified by Council as underserved and that are the most blighted, and where many low-income families reside.
	Planned Activities	The Housing Rehabilitation Program offers loans and grants for property repairs to Hayward homeowners who are senior (62+), certified severely disabled or HUD qualified low-income. Applications are required and reviewed to verify applicant eligibility, confirm the property is a single-family unit located in Hayward and occupied by the owner-applicant. Projects are prioritized by those that improve health, safety and mobility and are intended to help vulnerable populations with limited access to private funding for repairs continue to live independently in their homes. Repairs are restricted to accessibility/mobility modifications, corrections of code violations and addressing major systems failures. Examples of eligible work include: installation of wheelchair ramps and grab bars, debris removal, improved security features and replacement of obsolete or failed utility systems (heaters, roofs, plumbing, etc.). The program will contract with Rebuilding Together and Habitat for Humanity on a number of projects that fall under the purview of the Housing Rehabilitation Program.
3	Project Name	Community Child Care Council (4Cs)

Target Area	CT 4366.01 Jackson Triangle CT 4367 Santa Clara CT 4369 & CT 4362 Longwood-Winton Grove CT 4355 North Hayward CT 4379 Mission-Garin CT 4354 Downtown CT 4375 & CT4377 Harder-Tennyson Tennyson - Tyrell
Goals Supported	Economic Development
Needs Addressed	Economic Development
Funding	CDBG: \$27,625
Description	Micro Enterprise Assistance
Target Date	6/30/2017
Number of Families Supported	12 households/microenterprises will benefit directly through the program.
Location Description	Individuals who take part in this program will be trained at various locations and reside in various areas of Hayward
Planned Activities	This project will provide recruitment, training, and business support for 6 new and 6 existing family child care providers. Six participants in our program will receive assistance with applying for a child care license, including completing the application and preparing for a pre-licensing inspection. All participants will receive training on business practices, including record-keeping systems, contracts, insurance, taxes and marketing. Project staff will provide individualized consultation on all aspects of family child care, including the quality of care. All training and services will be available in English, Spanish and Chinese.
4	Project Name Eden Council for Hope and Opportunity

Target Area	CT 4366.01 Jackson Triangle CT 4367 Santa Clara CT 4369 & CT 4362 Longwood-Winton Grove CT 4355 North Hayward CT 4379 Mission-Garin CT 4354 Downtown CT 4375 & CT4377 Harder-Tennyson Tennyson - Tyrell
Goals Supported	Non-Homeless Special Needs
Needs Addressed	Non-Homeless Special Needs
Funding	CDBG: \$51,000
Description	Fair Housing and Tenant-Landlord issues
Target Date	
Number of Families Supported	1000+ individuals incorporating over 400+ households
Location Description	All Hayward residents will be able to utilize ECHO's services regardless of geographical location
Planned Activities	ECHO Housing provides fair housing counseling, carries out fair housing investigations, and provides low income individuals/tenants with legal information for education and self-empowerment. ECHO will also engage in tenant-landlord counseling and mediation in order to reduce evictions and improve living conditions of low-income residents.
5 Project Name	Hayward Area Recreation and Park District
Target Area	CT 4366.01 Jackson Triangle CT 4367 Santa Clara CT 4369 & CT 4362 Longwood-Winton Grove CT 4355 North Hayward CT 4379 Mission-Garin CT 4354 Downtown CT 4375 & CT4377 Harder-Tennyson Tennyson - Tyrell
Goals Supported	Neighborhood Facilities

	Needs Addressed	Neighborhood Facilities
	Funding	CDBG: \$15,000
	Description	Neighborhood Facilities/ADA accessibility
	Target Date	
	Number of Families Supported	6000 individuals utilize the park, with an estimated 100 relying on ADA accessible restrooms
	Location Description	Memorial Park, 2400 Mission Blvd, Hayward. Residents from across Hayward utilize Memorial Park facilities regardless of their area of residence, due in part to the fact that Memorial Park also houses a public swimming facility.
	Planned Activities	ADA accessibility upgrades for the Memorial Park Restroom, pathway
6	Project Name	Rising Sun Energy Center
	Target Area	CT 4366.01 Jackson Triangle CT 4367 Santa Clara CT 4369 & CT 4362 Longwood-Winton Grove CT 4355 North Hayward CT 4379 Mission-Garin CT 4354 Downtown CT 4375 & CT4377 Harder-Tennyson Tennyson - Tyrell
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	45,000
	Description	Special Assistance – Job Training
	Target Date	6/30/2017
	Number of Families Supported	7 individuals
	Location Description	Rising Sun Energy Center office location is 2998 San Pablo Ave, Berkeley, CA, 94702. Program participants will be accepted from across Hayward, regardless of census tract.

	Planned Activities	Rising Sun's mission is to empower individuals to achieve environmental and economic sustainability for themselves and their communities. Our Green Energy Training Services (GETS) program has been successfully operating since 2009, preparing low-income East Bay adults for green careers in construction, energy efficiency, and the solar industry, as well as union apprenticeships. The program goals are to teach the technical and soft skills that lead to improved employment options for a lifetime and empower participants to achieve long-term economic self-sufficiency.
7	Project Name	Family Emergency Shelter Coalition Facility Rehabilitation
	Target Area	CT 4366.01 Jackson Triangle CT 4367 Santa Clara CT 4369 & CT 4362 Longwood-Winton Grove CT 4355 North Hayward CT 4379 Mission-Garin CT 4354 Downtown CT 4375 & CT4377 Harder-Tennyson Tennyson - Tyrell
	Goals Supported	Neighborhood Facilities
	Needs Addressed	Neighborhood Facilities
	Funding	CDBG: \$20,875
	Description	Neighborhood Facility Rehabilitation
	Target Date	6/30/2017
	Number of Families Supported	35 families, 125 individuals
	Location Description	1276 C Street, Hayward, CA 94541. Individuals and families who utilize the Greg Smith Center for case management, counseling and other supporting services are frequently housed at the Family Emergency Shelter next door. However, the Greg Smith Center is open to all current and formerly homeless families seeking assistance, regardless of their current address within Hayward city limits.
	Planned Activities	Facility rehabilitation of counseling center that includes safety upgrades relating to electrical and heating systems.

8	Project Name	Downtown Streets Team
	Target Area	CT 4366.01 Jackson Triangle CT 4367 Santa Clara CT 4369 & CT 4362 Longwood-Winton Grove CT 4355 North Hayward CT 4379 Mission-Garin CT 4354 Downtown CT 4375 & CT4377 Harder-Tennyson Tennyson - Tyrell
	Goals Supported	Economic Development Homeless Services
	Needs Addressed	Homelessness Prevention Non-Homeless Special Needs
	Funding	CDBG: \$90,000
	Description	Special Assistance – Job Training
	Target Date	6/30/2017
	Number of Families Supported	4 individuals
	Location Description	Homeless individuals from across Hayward will be eligible to participate in the program. The program will have a local office in Hayward once funded. The current administrative offices are located at 1671 The Alameda, Suite 306. San Jose, CA 95126
	Planned Activities	As a 'work-first' program, DST would utilize existing services from providers in Hayward and Alameda County such as shelters, transitional housing, mental health, etc. Homeless individuals are trained in soft employment skills, and provided job search assistance. Local businesses have already committed to hiring DST graduates for full time employment.
9	Project Name	Eden Area YMCA

	Target Area	CT 4366.01 Jackson Triangle CT 4367 Santa Clara CT 4369 & CT 4362 Longwood-Winton Grove CT 4355 North Hayward CT 4379 Mission-Garin CT 4354 Downtown CT 4375 & CT4377 Harder-Tennyson
	Goals Supported	Neighborhood Facilities
	Needs Addressed	Neighborhood Facilities
	Funding	CDBG: \$11,500
	Description	Neighborhood Facilities/ADA Accessibility
	Target Date	6/30/2017
	Number of Families Supported	3500 individuals will use the kitchen, with an estimated 100 requiring ADA accessibility
	Location Description	Eden Area YMCA location, 951 Palisades Street, Hayward, CA. As the only YMCA in the area, low income residents from across Hayward utilize this facility.
	Planned Activities	ADA accessibility upgrades for Eden Area YMCA kitchen which will be regularly used by low income individuals.
10	Project Name	Hayward Public Library - Family Education Program
	Target Area	CT 4366.01 Jackson Triangle CT 4367 Santa Clara CT 4369 & CT 4362 Longwood-Winton Grove CT 4355 North Hayward CT 4379 Mission-Garin CT 4354 Downtown CT 4375 & CT4377 Harder-Tennyson Tennyson - Tyrell
	Goals Supported	Non-Homeless Special Needs
	Needs Addressed	Non-Homeless Special Needs
	Funding	CDBG: \$147,864

	Description	Public Service - Education
	Target Date	6/30/2017
	Number of Families Supported	900 Families, 1750 individuals
	Location Description	The program will take place at the Main Hayward Public Library - 835 C Street, Hayward, CA as well as the Weekes Branch Library - 27300 Patrick Ave, Hayward, CA. 10 school site locations also currently run the FEP and Homework Support center programs. Program participants will not be screened based on their area of residence, but rather the program will be applicant need based.
	Planned Activities	The Family Education Program (FEP) will provide wrap-around literacy and academic support services to low-income Hayward families at the Hayward Public Library's (HPL) Main Library and Weekes Branch locations. The FEP is a unique collaboration of HPL's successful Literacy Plus and Homework Support Center programs. The FEP will provide after-school academic support to youth in grades K-12, four days a week at each location, as well as ESL literacy services to the parents of the children attending the Homework Support Centers, two days out of the week at each location.
11	Project Name	St. Rose Hospital Emergency Facilities Rehabilitation
	Target Area	CT 4366.01 Jackson Triangle CT 4367 Santa Clara CT 4369 & CT 4362 Longwood-Winton Grove CT 4355 North Hayward CT 4379 Mission-Garin CT 4354 Downtown CT 4375 & CT4377 Harder-Tennyson Tennyson - Tyrell
	Goals Supported	Neighborhood Facilities
	Needs Addressed	Neighborhood Facilities
	Funding	CDBG: \$40,000
	Description	ADA Accessibility upgrades
	Target Date	6/30/2017

Number of Families Supported	15,000 low income individuals
Location Description	27200 Calaroga Ave, Hayward, CA. As the only non-profit hospital in the Hayward Area, low-income residents from across Hayward utilize St. Rose's Emergency Room facilities
Planned Activities	Funding would enable St. Rose Hospital to replace curbs, pavement, and walkways in the Emergency Department Parking Lot. This work is critical to maintaining patient safety and meeting ADA guidelines.

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GEOGRAPHIC DISTRIBUTION

Most CDBG-funded Public Services activities are located within the municipal boundaries of the City and are intended to serve a specific low and moderate income clientele regardless of where they reside within the City. Many rehabilitation projects are targeted to downtown, the 238 Corridor, or the Jackson Triangle areas, which are areas identified by Council as the most in need. The downtown area is the location of many homeless encampments and social nuisance behaviors. The 238 Corridor has undergone and continues to recover from construction and redevelopment. Finally, the Jackson Triangle is an underserved low-income residential neighborhood.

Table 10 - Geographic Distribution

Target Area	Percentage of Funds
CT 4366.01 Jackson Triangle	20
CT 4367 Santa Clara	10
CT 4354 Downtown	20
CT 4375 & 4377 Harder Tennyson	10
CT 4355 North Hayward Industrial Tract	10
CT 4369 & 4362 Longwood Winton	10
CT 4379	10
CT 4377.01 Tennyson - Tyrell	10

Agencies located outside the City of Hayward's boundaries that serve low income Hayward residents are also eligible to apply for and receive an allocation of CDBG funds. For some residential or business rehabilitation projects, the exact location of the activity is not determined when funding the program as a whole (i.e., the Housing Rehabilitation Loan, Minor Home Repair). For programs such as these, activity eligibility and addressing a National Objective by identifying limited clientele to be served, the process by which eligibility will be determined, and how much and under what terms the assistance will be provided are criterion for selection. Many rehabilitation projects are targeted to downtown, the 238 Corridor, or the Jackson Triangle areas. These areas have been identified by Council as underserved and that are the most blighted, and where many low-income families reside.

AFFORDABLE HOUSING

Introduction

The City of Hayward intend to extent affordable housing opportunities through our in-house Housing Rehabilitation Program, as well as funding agencies that provide homeless outreach and permanant supportaive housing. Additionally, through the Alameda County HOME Consortium, the City is also projected to receive HOME funds to help make affordable housing available to low-income Hayward residents.

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	7
Non-Homeless	122
Special-Needs	7
Total	136

Table 12 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	0
Rehab of Existing Units	107
Acquisition of Existing Units	62
Total	187

Discussion

Existing single-family housing stock occupied by lower-income households will be preserved by rehabilitating single-family owner-occupied homes and mobile homes. Through the City of Hayward's Housing Rehabilitation program, grants and loans will be provided to low-income senior and disabled homeowners to correct minor health and safety repairs, correct code violations, and make accessibility modifications, thereby allowing residents to maintain homeownership. Additionally, through the Alameda County HOME Consortium, the City is also projected to receive HOME funds to help make affordable housing available to low-income Hayward residents. Homeless service providers will performance outreach to chronicially homeless Hayward residents, as well as provide permanant supportive housing to number of chronically homeless.

PUBLIC HOUSING

There are no public housing units located within the City of Hayward.

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HOMELESS and OTHER SPECIAL NEEDS ACTIVITIES

Introduction

In 2015, EveryOne Home sponsored an extensive count and survey of people utilizing shelter and support services in Alameda County. This survey was called Alameda Countywide Homeless Count and Survey Report. This survey found that there were 4,040 homeless people in the county, a 21% decline from the 2005 survey. The following objectives address the regional nature of homelessness by helping to move the system towards permanent supportive housing while also maintaining the quality of current shelters through strategic cooperation with other jurisdictions. These objectives also describe the City's goals and actions for continuing support of programs and facilities that provide permanent supportive housing, rapid rehousing, and emergency or transitional housing for homeless families.

Homeless Outreach

The City will allocate funds to programs that provide outreach, case management, and support services to homeless people, including those who meet the definition of chronically homeless. Abode Services engages and transitions chronically homeless people into permanent housing, shelters, and provides case management and support services by utilizing a Housing First strategy combined with effective street outreach. Downtown Streets Team will engage in outreach to homeless individuals as part of the economic development activities, connecting them to resources, case managers, and benefits and assisting with housing.

The City's move toward greater fundign for permanent supportive housing is in direct response to HUD's guidance as provided in CPD-014-12, and within the context of the Housing First strategy set forth by the United State Interagency Council on Homelessness (USICH), and the EveryOne Home Consortium.

Emergency and Transitional Shelters

The City will allocate funds to support emergency shelters, supportive and transitional housing facilities, both through the use of General Funds and CDBG facility rehabilitation funds. Abode Services operates a Rapid Rehousing Program which is anticipated to house 8 chronically homeless individuals in permanant supportive housing. Ruby's Place, funded by the general fund, provides shelter and support services to homeless women and children who are victims of domestic violence. Also funded by the General Fund is the Alameda County Community Food Bank which will be providing lines of credit to three shelters. The Family Emergency Shelter Coalition (FESCO), funded through the use of general funds, provides emergency shelter and support services for homeless families, without restrictions in regards to family configurations. FESCO will also be the recipient of CDBG funding for facility rehabilitation grant.

Permanent Housing Support

The City will work with interagency and inter-jurisdictional organizations to seek funds to

allocate to services aimed at ending and preventing homelessness and chronic homelessness. The City will allocate funds to programs that support the transition of individuals and families into permanent housing, including rapid rehousing and homelessness prevention activities. Abode Services will provide permanent supportive housing to chronically homeless individuals and state allocated ESG funds will be utilized for rapid rehousing to homeless families.

Homelessness Prevention

The City will maintain and expand activities designed to prevent those who are currently housed from becoming homeless. Eden Council for Hope and Opportunity provides fair housing services and tenant rights education to residents facing eviction and habitability concerns through CDBG funding. General Fund funded agencies include working towards homelessness prevention include: Family Violence Law Center, International Institute of the Bay Area, Family Violence Law Center and Legal Assistance for Seniors. All programs are designed to protect and support individuals and families in maintaining housing.

Discussion

The City of Hayward will build on inter-jurisdictional cooperation to implement EveryOne Home: Alameda County's Special Needs Housing Plan. Since its publication in 2006 the Plan has been adopted by the Alameda County Board of Supervisors and all 14 cities, and endorsed by numerous community organizations. Implementation of the EveryOne Home Plan is being spearheaded by a community-based organization of the same name. It is guided by a Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofits, businesses, and faithbased organizations. EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies:

1. Prevent homelessness and other housing crises.
2. Increase housing opportunities for homeless and extremely low-income households.
3. Deliver flexible services to support stability and independence.
4. Measure success and report outcomes.
5. Develop long-term leadership and build political will.

BARRIERS TO AFFORDABLE HOUSING

Introduction

Many factors inhibit the development of affordable housing in Hayward including the high cost of financing affordable housing projects, and difficulty in developing community support. The City will actively seek to address these barriers through monitoring the following:

- Cost of Land and Development Fees
- City Ordinances
- Development Approval Permit Process
- Design Standards

Plan of Action

The City of Hayward allocates a portion of its General Fund to support Social Services programs targeted to specific low-income populations which include seniors, people with disabilities, and youth.

Cost of Land and Development Fees

Hayward's development fees are in the middle to lower-middle range when compared with other cities in Alameda County and are not considered to be an impediment to the development of affordable housing. Land prices have increased in Hayward during the last several years. However, these prices are lower than land costs in cities to the east and south and comparable to cities to the north and are not an impediment to the development of affordable housing.

City Ordinances

During the early part of 2015, the City adopted an Affordable Housing Ordinance (AHO) which requires that future residential development projects mitigate their impact on the need for affordable housing in the community by contributing to the production of residential units in Hayward that are affordable to very low, low-and moderate-income households. The ordinance applies to both ownership and rental developments consisting of twenty or more units. The City has also continued to explore other sources of or mechanisms to increase funding for affordable housing.

Development Approval Permit Process

The City of Hayward continues to streamline the development approval process. The time to process permits has been reduced by at least 40% for most major permit types. In addition, the City utilizes a computer-based development tracking system that makes information available to customers on the Internet. The City offers pre-application and code assistance meetings to respond to developer questions about the permit process prior to application submittal. By answering these questions early in the development process, development applications are

processed quicker and with fewer requests from the City for revisions. The permit process is not a barrier to the development of affordable housing.

Design Standards

The City requires that all new and rehabilitated housing developments, whether market-rate or affordable, meet design standards and have an appropriate number of parking spaces. These design standards also seek to ensure the health and safety of occupants. These standards are not a barrier to the development of affordable housing. In actuality, requiring affordable housing developments to meet the design standards helps community acceptance of these projects since they often appear the same, if not better, than many market-rate developments.

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OTHER ACTIONS

Introduction

The City of Hayward will be undertaking and funding a number of programs throughout FY 2016-2017 in order to meet the needs of underserved communities, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, foster public private partnerships and increase insitutional structure.

Actions planned to address obstacles to meeting underserved needs

Providing services for those with special or underserved needs may prevent these individuals from becoming homeless, and also supports the City's anti-poverty strategy. In FY 2016-2017, the City will utilize its General Fund to provide resources and participate with other jurisdictions to jointly fund nonhousing service-enriched special needs projects that benefit Hayward residents with special needs.

One particular partner in this endeavour is the International Institute of the Bay Area. The International Institute of the Bay Area (IIBA) welcomes, educates and serves immigrants, refugees, and their families as they join and contribute to the community. IIBA provides legal services and performs educational workshops to over 10,000 Bay Area immigrants annually. This includes over 5,000 applications for citizenship, permanent residency, work authorization, family based immigration and visas for survivors of crime and domestic violence.

Actions planned to foster and maintain affordable housing

The City will preserve existing affordable rental and ownership housing for low and moderate income households. Existing single-family housing stock occupied by lower-income households will be preserved by rehabilitating single-family owner-occupied homes and mobile homes. The City will also fund services to reduce housing discrimination. Sub-recipient housing counselors will investigate and intervene or mediate fair housing complaints and conduct a fair housing audit to determine where future local efforts and strategies should be focused.

Actions planned to reduce lead-based paint hazards

According to the Alameda County Lead Abatement Program, Hayward has approximately 34,700 pre-1978 housing units. These units may contain lead-based paint. In accordance with the HUD/EPA regulations, City rehabilitation staff receives certification as Lead Supervisors. These staff members apply the lead regulations affecting property rehabilitation with CDBG funds. The new EPA's new Renovation, Repair, and Painting (RRP) Rule, which affects HUD-funded residential rehabilitation, went into effect on April 22, 2010, and the City has modified its contracting and rehabilitation procedures to comply with these new regulations. Additionally, the City will implement numerous strategies to mitigate any lead-based paint issues during FY 2016-2017. The City's Senior Housing Rehabilitation Specialist is trained and certified in Lead Safe

Work Practices. The specialist will provide lead information to all homeowners that receive residential rehabilitation services. The City will also require that all subcontractors attend Lead Safe Work Practices training and certification, with expenses paid for by the City. All contracts specify agreement and compliance with Lead Safe Work Practices. Rehabilitation projects conducted on properties built before 1970 will be tested for lead, with results shared with each homeowner. Finally, the City will maintain all lead testing survey and data results.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy is to partner with other agencies whose focus is improving opportunities for low-income families, youth, single adults and persons with disabilities who need shelter, prevention, and intervention activities to improve their lives. The City will partner with other public partners and fund non-profit organizations in implementing innovative programs to meet these needs.

Among other funded agencies, the Family Education Program (FEP) will provide wrap-around literacy and academic support services to low-income Hayward families. A unique collaboration of HPL's successful Literacy Plus and Homework Support Center programs, FEP will provide after-school academic support to youth in grades K-12, four days a week, as well as ESL literacy services to the parents of the children attending the Homework Support Centers. The FEP directly addresses the cities priorities by providing high-quality educational opportunities for and improving K-12 academic performance in poverty-level families.

Actions planned to develop institutional structure

The City of Hayward implements housing and community development programs within a structure that includes various public and private agencies and organizations. The Available Resource section above describes the function of each resource within the structure. Additionally, the City regularly monitors progress on activities to be carried out in the Action Plan to ensure compliance with program requirements. The overall process begins with the identification of needs, evaluating applications for CDBG funding, and allocation process. Through Agreements with sub-recipients and Memoranda of Understanding (MOUs) with other public agencies, the City sets a benchmark by incorporating goal requirements and reporting procedures, timelines, and budgets against which performance is measured.

Actions planned to enhance coordination between public and private housing and social service agencies

The City works closely with many private and nonprofit organizations on housing and community development activities. The City's grant funding process promotes collaboration and coordination between these organizations in the delivery of housing, community development and other public and social services in order to reduce duplication of effort and to maximize the use of limited public resources. The City worked with these agencies, as well as with the primary health care institutions that serve Hayward residents on the delivery of, and access to, health care services. The City works in coordination with the Hayward Chamber of Commerce and many

local and regional business representatives to address the economic and workforce development needs of the Hayward community.

Discussion

In addition to the agencies and programs funded through HUD-based grants, the City of Hayward funding a number of non-profit organizations and programs through the use of \$450,000 in general funds. These funds will supplement the FY 2016-2017 CDBG entitlement, allowing the city to support shelters for families and victims of domestic violence, after school programs, healthy meal programs for low-income seniors, and coordinated information and referral services among many others.

DRAFT

PROGRAM SPECIFIC REQUIREMENTS

Community Development Block Grant Program (CDBG)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME)

1. A description of other forms of investment being used beyond those identified in Section

92.205 is as follows:

N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

N/A

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

N/A

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

DRAFT

ACTION PLAN

2016-2017



MEMBER OF THE ALAMEDA COUNTY

HOME CONSORTIUM

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Livermore's Fiscal Year (FY) 2016-2017 Annual Action Plan identifies Federal, State, and local resources the City of Livermore will utilize to meet its priorities related to affordable housing and community development activities as outlined in the FY 2015-2019 Consolidated Plan for the Alameda County HOME Consortium, of which the City of Livermore is a member jurisdiction.

The City of Livermore will receive \$366,714 of federal Community Development Block Grant (CDBG) funds and \$91,388 of HOME Investment Partnerships Program (HOME) funds through the Alameda County HOME Consortium during FY 2016-2017. The City anticipates the receipt of approximately \$54,000 of rental income each year of the Consolidated Plan period, which is generated from the properties the City purchased at 141-149 North Livermore with a Section 108 loan guarantee in FY 2014-2015. The City will use the program income generated from this property to repay the 108 loan. If this property generates any additional program income, the City will use the funding to pay for the buildings operating expenses.

Throughout the Consolidated Plan period FY 2015-2019, the City will continue to leverage its federal CDBG and HOME allocations with local funding from the Housing and Human Services Grants (HHS) Program in the amount of \$275,000. This program allocates funding from the City's In-Lieu Housing Funds to support housing programs, the Social Opportunity Endowment to leverage public services funding and the Human Service Facility Fee financing to support capital projects.

The City of Livermore's Plan is incorporated into Alameda County HOME Consortium's Consolidated Plan. This Consortium is the mechanism by which the US Department of Housing and Urban Development (HUD) channels HOME funds to the nine participating jurisdictions throughout Alameda County. While Livermore receives HOME funds as members of the Consortium, it also receives a direct Community Development Block Grant (CDBG) entitlement from HUD.

Because many of the same concerns and issues affect both Cities, the following priorities for FY 2015/19 were developed jointly by the Livermore and Pleasanton Human Service Commissions and the City of Pleasanton's Housing Commission. In addition to the scheduled public hearings and community meetings, the Commissioners took into account information provided by non-profit and agencies during the variety of public hearings that occur throughout the year along with information that is received through collaborations with other individual City and Alameda County Departments.

2. Summary of the objectives and outcomes identified in the Plan

Upon recommendation of the Human Services Commission, the Livermore City Council will consider the FY 2016/17 Action Plan Goals and Priorities which will include:

- Increase affordable rehabilitation services to low income homeowners
- Increase and preserve affordable rental housing
- Increase affordable homeownership opportunities low income homebuyers
- Reduce housing discrimination and promote fair housing practices
- Provide anti-homeless housing intervention services to meet the specific individuals and/or household's needs
- Provide supportive services and case management to stabilize those at risk of homelessness to maintain their housing
- Make available supportive services including childcare, workforce and job development and other innovative programs
- Support the maintenance and expansion of services and programs aimed at wellness and preventative care services

3. Evaluation of past performance

City staff from the Housing and Human Services Division annually monitors Subrecipient agencies who are recipients of Housing and Human Services Grant (HHSB) funding. Staff reviews the agencies' programmatic, fiscal management and performance goals; this information is then factored into the Human Service Commission's discussion and evaluation of the agencies future request for funding through the annual grant application process, and based on evaluation of the current performance recommendations for project funding suggested to the City Council.

4. Summary of citizen participation process and consultation process

The goals and priorities in the Action Plan were developed through a series of public hearings and outreach conducted by City and the Human Services Commission, when developing the Five Year Consolidated Plan FY 2015/2019. Additionally, in 2012, the City of Livermore, Pleasanton and Dublin completed an analysis of the Human Service Needs in our region. To complete the study, the consultants reviewed the 2010 Census, Alameda County Social Services Data & Healthy Kids Survey. They held 14 focus groups with 103 participants, 18 key information interviews, and 74 people from 38 non-profit agencies responded to the social service provider survey. The consultants also surveyed 300 people that were considered "hard to reach" (homeless, English as a second language, etc). The draft Needs Assessment was reviewed in three community meetings with over 70 people in attendance as well as each of the City Council meetings. Public comment from these meetings was incorporated into the final Needs Assessment document.

More recent surveys and public outreach confirm that the findings of the 2012 Needs Assessment continue to be priorities in Livermore and our region. In April 2014, Livermore's Mayor, John Marchand, hosted a Summit on Homelessness. The morning event included time for participants to break into groups to discuss the relevant issues of why people are experiencing homelessness. The breakout sessions continue to show that lack of affordable housing and ever increasing service demands are continuing to keep families from living on the edge or falling into homelessness. An additional survey conducted by Alameda County in each of the cities and completed by service providers and clients confirm the same findings of the Needs Assessment and the Summit on Homelessness. Information from the City's Housing Element was also used in the establishment of the City's priorities and goals.

The public will have two opportunities to review the proposed FY 2016/17 Action Plan. A 30-day public review period on the draft FY 2016-2017 Action Plan is being coordinated through Alameda County HOME Consortium from April 8 through May 9, 2016; and the City of Livermore will hold its own 30-day public hearing on the draft Action Plan at the City Council's April 25, 2016 meeting. The public hearing will be noticed to the public in the Valley Times as well as the local Spanish newspaper, El Mensajero. Alameda County also published notices regarding the HOME Consortium Annual Action Plan document in ANG newspapers throughout the County. The draft Livermore document was made available for public review at City Hall and the Livermore Multi-Service Center.

5. Summary of public comments

A summary of the public comments to the Annual Action Plan will be included as an attachment to this Plan at the end of the Public Hearing review period, which is May 9, 2016.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable

7. Summary

In responding to HUD's policy priorities, the City of Livermore and the Livermore Human Services Commission believes that the Action Plan goals for FY 2016-17 focuses on low- and very low-income residents of Livermore and providing opportunities for them to achieve self-sufficiency, are in alignment with the City and HUD goals and priorities.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Entitlement	City of Livermore	Community and Economic Development Dept.
HOME Consortium Lead Agency	Alameda County	Housing and Community Development

Table 1– Responsible Agencies

Consolidated Plan Public Contact Information

Jean Prasher
Human Services Manager
Community and Economic Development Department
1052 S. Livermore Avenue,
Livermore, California 94550
925-960-4586
email:japrasher@cityoflivermore.net

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

In 2012, the City of Livermore, Pleasanton and Dublin commissioned a study and analysis of the Human Service Needs in our region. To complete the study, the consultants reviewed the 2010 Census, Alameda County Social Services Data & Healthy Kids Survey. Additionally they held 14 focus groups with 103 participants, 18 key information interviews, and 74 people from 38 non-profit agencies responded to the social service provider survey. The consultants also surveyed 300 people that were considered "hard to reach" (homeless, English as a second language, etc.). The draft Needs Assessment was reviewed in three community meetings with over 70 people in attendance as well as each of the City Council meetings. Public comment from these meetings was incorporated into the final Needs Assessment document.

Recent surveys and public outreach confirms that the findings of the 2012 Needs Assessment continue to be priorities in Livermore and our region. In April 2014, Livermore's Mayor, John Marchand, hosted a Summit on Homelessness. The morning event included time for participants to break into groups to discuss the relevant issues of why people are experiencing homelessness. The breakout sessions continue to show that lack of affordable housing and ever increasing service demands are continuing to keep families from living on the edge or falling into homelessness. An additional survey conducted by Alameda County in each of the cities and completed by service providers and clients confirm the same findings of the Needs Assessment and the Summit on Homelessness. Information from the City's Housing Element was also used in the establishment of the City's priorities and goals.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

There are a number of non-profit organizations whose activities are related to the provision of affordable housing and human service programs in the City of Livermore. The City actively works with the following groups: Interfaith Housing; Eden Housing; BRIDGE Housing; Hello Housing; Mid-Peninsula Housing; ECHO Housing; Tri-Valley Haven; Shepherd's Gate; Twin Valley Learning Center; Habitat for Humanity; Open Heart Kitchen; Abode Services; East Bay Innovations; GRID Alternatives; Spectrum Community Services; Tri-City Health Center; Kaiser Permanente, Community Grant Program; Community Resources for Independent Living; Child Care Links; Law Center for Families; Kidango; Kaleidoscope/Easter Seals Bay Area; Anthropol Counseling Center; Axis Community Health; Alameda County Housing and Community Development; Livermore Area Recreation and Park District (LARPD); Livermore Valley Joint Unified School District (LVJUSD); Tri-Valley Housing Opportunity Center (TVHOC); Community Association for Preschool Education (CAPE); CALICO; Legal Assistance for Seniors; and Senior Support Program of the Tri-Valley.

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan throughout Alameda County. Planning efforts began in 2004 as a unique collaboration among community stakeholders, cities and Alameda County government agencies representing three separate care systems: homeless services, HIV/AIDS services, and mental health services that share overlapping client populations. Each of the stakeholders recognized that stable housing is a critical cornerstone to the health and well-being of homeless and at-risk people, and our communities.

The City supports the activities of the Alameda County Continuum of Care, known as EveryOne Home. EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Alameda County Housing and Community Development Department through HMIS and the EveryOne Home Performance Management Committee is supportive of the EveryOne Home initiatives to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began early in 2012. During these consultations, representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and the Executive Director of EveryOne Home worked together in consultation with the broader EveryOne Home Leadership Board (Livermore is represented by the Human Services Manager) to implement the new ESG requirements. The goal of the consultation was to implement the new regulations in a manner that is consistent throughout Alameda County and would continue a collaboration that began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. In order to learn from the best practices established by PHP, the group agreed to meet regularly to prepare for the submission of this Substantial Amendment and to coordinate around the use of future ESG funding via regular meetings and discussions with EveryOne Home. Subsequent to those calls, on March 1, 2012, EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continued through the year and a coordinated ESG program was established and implemented in early 2013. This coordinated program will use this same structure for FY14 ESG funding.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Alameda County Coordinates the ESG activities through EveryOne Home.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

<u>Agency/Group/Organization</u>	<u>Agency/Group/Organization</u>	<u>Plan Addressed</u>
Abode Services	Homeless Housing with Supportive Services	Housing with Supportive Services
Axis Community Health	Healthcare services	Healthcare
Community Resources for Independent Living	Housing Services for Disabled Persons	Supportive housing
Easter Seals Bay Area	Supportive Services for Disabled Persons	Supportive Services Disabled
Meals on Wheels for Seniors	Support & Expand Senior Programs	Support & Expand Senior Programs
Legal Assistance for Seniors	Support & Expand Senior Programs	Support & Expand Senior Programs
Senior Support Case Management	Support & Expand Senior Programs	Support & Expand Senior Programs
Tri City Health Center (TCHC):	Homelessness Street Medicine	Homeless/Healthcare Access
Tri-Valley Haven (TVH)	Homelessness Prevention/Domestic Violence Services/Counseling	Homelessness Prevention/Increase access to behavioral services
Senior Support Case Management	Support & Expand Senior Programs	Support & Expand Senior Programs
Housing and Human Services Commission	Other government - Local	Meet and Expand Community Needs

AP-12 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting

The Livermore Housing and Human Services Commission is the entity responsible for overseeing the public input process for all Housing and Human Services Grant programs including federal CDBG and HOME funds. The City publically notices the Commission meetings and the public is invited to provide comments and /or suggestions regarding the allocation of grant funds.

Additionally, the Consolidated Plan (Plan) from which the Action Plan priorities are identified was created through a coordinated effort that included input from a variety of citizens, community organizations, and other stakeholders in conjunction with information from the Tri-Valley Human Services Needs Assessment, the City's General Plan and Housing Element along with a survey of each community conducted by Alameda County.

Recent surveys and public outreach confirms that the findings of the 2012 Needs Assessment continue to be priorities in Livermore and our region. In April 2014, Livermore's Mayor, John Marchand, hosted a Summit on Homelessness. The morning event included time for participants to break into groups to discuss the relevant issues of why people are experiencing homelessness. The breakout sessions continue to show that lack of affordable housing and ever increasing service demands are continuing to keep families from living on the edge or falling into homelessness. An additional survey conducted by Alameda County in each of the cities and completed by service providers and clients confirm the same findings of the Needs Assessment and the Summit on Homelessness.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	Human Services Commission meeting - four members of the public attended the meeting.	Commissioner and public discussed the development of affordable housing and services for persons experiencing homelessness.	All comments were accepted	

Table 2– Citizen Participation Outreach

AP-15 Expected Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Livermore's Fiscal Year (FY) 2016-2017 Annual Action Plan identifies the anticipated Federal, State, and local resources the City of Livermore will utilize to meet the priorities in this document and the FY 2016-2017 Annual Action Plan for the Alameda County HOME Consortium, of which the City of Livermore is a member jurisdiction.

The City of Livermore's anticipates receiving federal Community Development Block Grant (CDBG) allocations and HOME Investment Partnerships Program (HOME) funds through the Alameda County HOME Consortium during FY 2015-2019. The City will also receive approximately \$ 54,000 of rental income each year of the Consolidated Plan period from the properties the City purchased at 141-149 North Livermore with a Section 108 loan guarantee in FY 2014-2015. The City will use the program income generated from this property to repay the 108 loan. If this property generates any additional program income, the City will use the funding to pay for the buildings operating expenses.

Each year of the 2015-2019 Consolidated Plan, the City will continue to leverage its federal CDBG and HOME allocations with local funding from the Housing and Human Services Grants (HHS) Program. This program allocates funding from the City's In-Lieu Housing Funds to support housing programs, the Social Opportunity Endowment to leverage public services funding and the Human Service Facility Fee financing to support capital projects.

In addition to the HHS Program, the City provides general funds to subsidize the operation of the Livermore Multi-Service Center and pay a share of the 2-1-1 service.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Livermore's Fiscal Year (FY) 2015-2019 Consolidated Plan identifies the anticipated Federal, State, and local resources the City of Livermore will utilize to meet the priorities in this document and the FY 2015-2019 Consolidated Plan for the Alameda County HOME Consortium, of which the City of Livermore is a member jurisdiction.

The City of Livermore's anticipates receiving federal Community Development Block Grant (CDBG) allocations and HOME Investment Partnerships Program (HOME) funds through the Alameda County HOME Consortium during FY 2015-2019. The City will also receive approximately \$ 54,000 of rental income each year of the Consolidated Plan period from the properties the City purchased at 141-149 North Livermore with a Section 108 loan guarantee in FY 2014-2015. The City will use the program income generated from this property to repay the 108 loan. If this property generates any additional program income, the City will use the funding to pay for the buildings operating expenses.

Throughout each year of the 2015-2019 Consolidated Plan, the City will continue to leverage our federal CDBG and HOME allocations with local funding from the Housing and Human Services Grants (HHS) Program. This program allocates funding from the City's In-Lieu Housing Funds to support housing programs, the Social Opportunity Endowment to leverage public services funding and the Human Service Facility Fee financing to support capital projects.

In addition to the HHS Program, the City provides General Funds to subsidize the operation of the Livermore Multi-Service Center and support the 2-1-1 service.

Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$366,714	\$54,000	\$340,714	\$761,428		The City anticipates receiving \$366,714 of CDBG allocation each year of the Consolidated Plan and an additional \$54,000 of program income.
HOME	public - federal	Tenant Based Rental Assistance (TBRA)	\$91,388	\$0	\$50,000	\$141,388		
Human Services Grant Funds	local	Public Services/Underserved Homeless Services Elderly Services	\$275,000	\$0	\$200,000	\$475,000		
General Fund	Local	Services/Underserved	\$	\$	\$	\$		

Table 3 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City leverages CDBG funds with HOME funding and three other local sources of funding.

- 1) Housing In-lieu (In-lieu) is allocated solely to housing project and programs and derived from local development fees
- 2) The Human Services Facility Fee (HSFF) is allocated solely to capital projects that support human service projects that assist low-income persons. It is derived from local development fees.
- 3) The Social Opportunity Endowment (SOE) is allocated solely to public service projects that assist low-income persons. It is derived from a local development fees.
- 4) HOME funding is allocated to projects that provide tenant based rental assistance. The allocation is provided through being a member of the Alameda County HOME Consortium.
- 5) City General funds are used for specific projects such as the operation of the Multi-Service Center and 2-1-1.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

389 McLeod Street – In 2015 this five studio apartment building was fully rehabilitated and transferred to the Housing Consortium of the East Bay to provide permanent, services-supported housing affordable to extremely-Low Income (30% AMI) persons who have mental health related disabilities and who have formerly experienced homelessness. Acquisition funding was provided by the City, CalHFA, and housing vouchers contributed by Alameda County Behavioral Health Care Services.

2047 First Street– Purchased in September 2005, the City advanced \$440,000 in funds through the State’s HELP loan program for the acquisition of this vacant property. This site will be used to develop an affordable housing project for Very-Low Income (50% AMI) persons with disabilities.

241 North M Street – In June 2008 the City used \$400,000 in HELP funds from the State for the acquisition of the vacant M Street parcel. The site, along with the adjacent property at 242 North N Street, will be used to develop an affordable housing project in the future.

242 North N Street & 1763 Chestnut Street – These sites have been deeded to the City by the O’Brien Group, a residential developer, in order to satisfy part of the City’s Inclusionary Housing ordinance requirements for the Arroyo Crossing development. The N Street site will be developed with the 241 North M Street site as described above. The City will assemble the 1763 Chestnut site with another adjacent property owned by the City (1635) and will be developed as described below.

1625 - 1635 Chestnut Street – This mostly vacant neighborhood shopping center was purchased in July 2010 using \$2,500,000 of City Housing In-Lieu funds with the purpose of developing the site into a mixed ownership/rental, market rate and affordable housing project. A Request for Proposals was sent out in January 2010 and a nonprofit housing developer MidPen Housing was selected. In 2013 MidPen entered into a DDLA with the City to develop the site into 116 units of affordable multi-family and senior rental housing and a portion of the site will be developed into a market-rate for-sale townhouse development by a private developer. The City provided Housing Trust Funds in the amount of \$9,350,000 for the development of the site.

2121 Railroad Avenue – The property was acquired in May 2009 through an advance of the City’s Housing Trust Fund to the former Redevelopment Agency with the purpose of assembling and developing this site along with the adjacent site of 2139 Railroad Avenue into a mixed use affordable housing project.

2139 Railroad Avenue– The property was acquired by the former RDA through a loan of City Housing Trust funds in June 2009. In 2015 an RFP was sent out to develop this site, 2121 Railroad Avenue and adjacent sites into a mixed use development with affordable housing.

5896 East Avenue – In 2016 the City will provide a Housing Trust Fund loan for the rehabilitation of a 70 unit multi-family housing development affordable to Very-Low Income (50% AMI) households.

In 2013, the City collaborated with Habitat for Humanity East Bay/Silicon Valley to purchase and rehabilitate distressed, single-family properties in Livermore to be resold at prices affordable for low-income first-time homebuyers, including disabled veterans. The City anticipates continuing this program

throughout the 2015-2019 Consolidated Plan.

The City anticipates that additional sites will become available for affordable housing development throughout the 2015-2019 Consolidated Plan timeframe.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and Increase Affordable Rental Low-income Housing	2015	2019	Affordable Housing	City-wide	Preserve and Increase Affordable Low-income Housing	CDBG:\$ HOME:\$0 Local:\$	Rehab: New Construction: Supportive:
2	Assist Low/Moderate Income Homebuyers and Owners	2015	2019	Affordable Housing	City-wide	Preserve Low-income Housing	CDBG: \$54,053 HOME: \$0 Local:\$610,000	Homebuyers: SFR Rehab:5
3	Increase Housing w/Supportive Services	2015	2019	Supportive Affordable Housing	City-wide	Supportive Housing	CDBG:\$50,000 HOME\$60,000	Rapid Re-housing/Tenant Based Rental Assistance and Counseling Services Benefit: 8
4	Fair Housing Education: Tenant Landlord Counseling	2015	2019	Fair Housing	City-wide	Fair Housing Education: Tenant Landlord Counseling	CDBG:\$30,000 HOME: \$0	Public service activities non-housing Benefit:
5	Improved Youth Wellness and Development	2015	2019	Non-Housing Public Health Facility / Capital Project	City-wide	Improved Youth Wellness and Development/ Capital Project	CDBG:\$0 HOME: \$0 Local:\$100,000	Public Facility or Infrastructure Activities Benefit:
6	Improved Youth Wellness and Healthcare Access	2015	2019	Non-Housing Public Health Facility	City-wide	Improved Youth Wellness and healthcare access	CDBG:\$0 HOME: \$0 Local:\$5,000	Public service activities non-housing
7	Improve Community Health Care Access	2015	2019	Non-Housing Public Services/Capital Project	City-wide	Improve community Health Care access Capital Project	CDBG: \$0 HOME: \$0 Local: \$40,000	Public Facility or Infrastructure Activities Benefit:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Support & Expand Senior Programs	2015	2019	Non-Housing Community Development	City-wide	Support and Expand Senior Programs	CDBG:\$27,500 HOME: \$0	Public service activities non-housing Benefit:
9	Special Needs Programs for the disabled	2015	2019	Non-Housing Public Services	City-wide	Support and Expand Programs for the Disabled	CDBG:\$10,000 HOME: \$0 Local:\$ 13,000	Public service activities non-housing Benefit:
10	Maintain/Expand/Improve Shelter Services	2015	2019	Homelessness Diversion Activities	City-wide	Support Continuum of Care and homeless housing resources	CDBG: \$0 Local: \$45,000	Homelessness Prevention Benefit:

1	Goal Name	Affordable Housing Resources
	Goal Description	Support and develop a continuum of housing resources that will increase access for low-income, seniors and disabled persons
2	Goal Name	Homeless and Homeless Diversion
	Goal Description	Provide assistance to all persons or households who are on the verge of becoming homeless and those who are currently experiencing homelessness
3	Goal Name	Economic Opportunity
	Goal Description	Support initiatives that increase a low income individual's ability to increase their household income
4	Goal Name	Access to Health Services
	Goal Description	Improve community health and access to basic and specialty care including dental and optometric care, substance abuse, behavioral and mental health care services for low-income, uninsured and under-insured residents

5	Goal Name	Public Services
	Goal Description	Support a wide range of services that increase or maintain stability for limited English-speaking persons, persons with disabilities, youth, seniors, at risk persons or households and other underserved populations. This will include increasing outreach and access to these services.

Table 4 – Goals Summary

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section of the Livermore Action Plan includes the proposed projects and activities to be undertaken by the City of Livermore that will implement its Housing and Community Development Strategic Plan contained in the FY 2015-2019 Consolidated Plan. The projects described in this section are funded with FY 2015-2016 federal funding from the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME). A number of projects that the City funds through its Housing and Human Services Grants (HHS) Program that utilize local funding sources (the Livermore Social Opportunity Endowment (SOE), In-Lieu Housing Funds, and Human Services Facilities Fee Funds), are not included in this projects list. For a comprehensive, list of the City's HHS Program projects and activities for FY 2015-2016 in SP-70, Anti-Poverty Strategy.

#	Project Name
1	Section 108 Repayment/Hagemann Farm
2	Section 108 Repayment/ AXIS Medical Clinic
3	CRIL: Housing & Independent Living Services for Disabled
4	TVH's Counseling Service Program
5	Abode Services TBRA Programs (Independence/Rapid rehousing
6	Legal Assistance for Seniors
7	Meals on Wheels for Seniors
8	Senior Support Case Management Program
9	Housing Rehabilitation Program
10	TCHC: Homeless Street Medicine Program
11	Administration

Table 5 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Livermore allocates its annual Housing and Human Services Grants Program funds to support the widest-ranging level of underserved needs in the community. The funding is allocated to a variety of housing and public service projects/programs and activities to help address the priority needs identified in the five-year Consolidated Plan Strategic Plan. Federal funding is leveraged by local funds such as the City's Social Opportunity Endowment, Human Services Facilities Fee, and the In-Lieu Housing Fund. The main obstacle to addressing underserved needs is the excess of need over available funding and the downward trend in funding availability from a variety of sources. The City's priorities were also based upon the Human Services Commission's review and of the 2011 Eastern Alameda County Human Services Needs Assessment and 2014 Mayor's Summit on Homelessness.

The main obstacles to addressing underserved needs are:

1. the ongoing and downward trend in funding availability from a variety of sources, particularly in CDBG and HOME funds;
2. lack of affordable housing compared to the growing demand;
3. the significant increase in the fair market rents
4. the growing demand for services due to significant population growth between 1990 and 2010 in Eastern Alameda County, particularly in the low-income Hispanic population for Livermore;
5. fewer community resources that result in declining or stagnating supply of services;
6. the tripling of numbers of seniors over the age of 85 between 1990 and 2010; and,
7. the dramatic increase in public benefits for residents between 2003 and 2011.

AP-38 Project Summary

Project Summary Information

1	Project Name	Abode Services
	Target Area	City-wide
	Goals Supported	Affordable Housing Resources
	Needs Addressed	Housing with Supportive Services
	Funding	CDBG: \$110,000
	Description	Tenant-Based Rental Assistance (TBRA) Rapid Re-Housing Affordable housing programs with supportive services. Abode's TBRA program will assist youth that have aged out of the foster care system and homeless and at risk of homelessness adults that require housing assistance. This program will offer housing subsidies, case management, mental health, educational and employment assistance, financial literacy, children/parenting services, and connections to community resources, for a period of up to two years. CDBG funds will pay for case management.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	5 - 8 low-income households will be assisted
	Location Description	Citywide
	Planned Activities	TBRA and case management

2	Project Name	CRIL: Housing & Independent Living Services for the Disabled
	Target Area	City-wide
	Goals Supported	Support and Expand access to Services for the Disabled
	Needs Addressed	Supportive services and linkages to resources for the Disabled
	Funding	CDBG: \$10,000
	Description	CRIL requests funding to connect disabled Livermore residents with a variety of services including peer counseling, independent living skills, personal assistant/homecare worker referrals, employment assistance, benefits advocacy, assistive technology, housing search assistance and travel training.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	45 Livermore residents
	Location Description	City-wide
	Planned Activities	Support and expand services for the disabled.

3	Project Name	Housing Rehabilitation Program
	Target Area	City-wide
	Goals Supported	Preserve Affordable Housing Resources
	Needs Addressed	Affordable Housing Repairs for low-income homeowners
	Funding	CDBG: \$54,053
	Description	The Housing Rehabilitation Program will provide rehabilitation repairs and/or home improvements for low-income homeowners.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	2 – 3 Households
	Location Description	City-wide
	Planned Activities	Preserve low-income owner occupied housing

4	Project Name	Legal Assistance for Seniors
	Target Area	City-wide
	Goals Supported	Support and Expand Senior Programs
	Needs Addressed	Senior Services
	Funding	CDBG: \$5,000
	Description	LAS will provide free, on-site (Livermore Senior Center or client home) legal services to help seniors resolve issues including denial of medical coverage, problems with Social Security, scams or frauds, elder abuse, potential eviction, obtaining citizenship, or become the legal guardian of a grandchild or minor in their care.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	low-income disabled persons
	Location Description	Livermore's Multi-Service Center, 3311 Pacific Ave., Livermore, CA 94550
	Planned Activities	LAS will provide seniors with comprehensive case management and linkages to services.

5	Project Name	Spectrum: Meals on Wheels
	Target Area	City-wide
	Goals Supported	Support and Expand Senior Programs
	Needs Addressed	Provide Healthy Meals to Seniors
	Funding	CDBG: \$12,000
	Description	Spectrum Community Services requests funding to support Meals on Wheels in Livermore, ensuring the delivery of nutritious meals and safety checks for homebound, elderly Livermore residents. Funding will pay for one Meal on Wheels Driver's salary and benefits and the mileage for one of the four Meals on Wheels routes in Livermore.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	15,000 persons assisted
	Location Description	City-wide
Planned Activities	Support and expand senior programs and services.	

6	Project Name	TCHC: Homeless Street Medicine Program
	Target Area	City-wide
	Goals Supported	Homeless Access to Healthcare Services
	Needs Addressed	Homelessness
	Funding	CDBG: \$10,500
	Description	TCHC will provide homeless individuals access to limited health services and medicine.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	patients will be assisted
	Location Description	City-wide
	Planned Activities	Homeless healthcare access.

7	Project Name	TVH's Counseling Service Program
	Target Area	City-wide
	Goals Supported	Homeless prevention and access to healthcare services
	Needs Addressed	Need for additional public services
	Funding	CDBG: \$7,000
	Description	Tri-Valley Haven's Counseling Services Program provides clinical and crisis counseling, support groups, and social services referrals for survivors of domestic violence, sexual assault, homelessness, and individuals and families in crisis.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Tri-Valley Haven's (TVH) Community Center, 3663 Pacific Ave., Livermore, CA. and via TVH's 24-hour crisis line
	Planned Activities	TVH's Counseling Service Program provides clinical and crisis counseling, support groups and social services' referrals to survivors of domestic violence, sexual assault, homelessness, and individuals and families in crisis.

8	Project Name	Senior Support Case Management Program
	Target Area	City-wide
	Goals Supported	Support & Expand Senior Programs
	Needs Addressed	Senior services
	Funding	CDBG: \$10,500
	Description	Senior Support is requesting funding to support the case management program that will connect a senior with their health and human service needs to provide quality and cost effective interventions and outcomes. Case management is the critical link between seniors in need and resources and assistance available.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	12 Seniors
	Location Description	City-wide; Various homes in Livermore
	Planned Activities	Senior Support will provide quality and cost-effective interventions and outcomes via comprehensive case management services for seniors with health and human service needs.

9	Project Name	Section 108 Repayment
	Target Area	
	Goals Supported	Support and Expand Community Needs
	Needs Addressed	Community development
	Funding	CDBG: \$134,311
	Description	Funds will be used to pay principal and interest installments on the loan used to acquire Hageman Farm; and to pay principal and interest installments on the loan used to rehabilitate the new community clinic building.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	500 low-income households will be assisted

10	Project Name	City of Livermore Administration
	Target Area	City-wide
	Goals Supported	Support and Expand Community Needs
	Needs Addressed	Housing; Homelessness prevention; non-housing Public Services; Non-Housing Economic Development; Non-Housing Public Facilities and Infrastructure
	Funding	CDBG: \$54,053
	Description	The Housing Rehabilitation Program provides rehabilitation funds to low-income homeowners to complete health and safety repairs and code violations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	5,000 low-income households will be assisted

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG public service and capital funds will be made available throughout the City of Livermore; funds will be distributed through the City of Livermore's Housing and Human Services Grant division. Organizations that are awarded program and/or project funding may have their headquarter offices located in other cities within Alameda county (such as Dublin, Pleasanton, Fremont, Oakland, and Hayward), and/or services may be provided in neighboring jurisdictions, such as the cities of Pleasanton and Dublin, where the agencies funded serve Livermore residents as part of services provided within the greater Tri-Valley area. However, all Livermore funded activities are required to serve only City of Livermore eligible households.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For many programs and/or projects funded with CDBG funds, the exact location of the activity is not determined prior to funding the program as a whole. Some agencies provide services both to the entire City of Livermore and/or the Tri-Valley area, which is comprised of the cities of Livermore, Dublin, and Pleasanton. In an effort to leverage and maximize federal funding resources the Tri-Valley cities collaborate to ensure the coverage of needed services for the area. Examples of geographic investments and collaboration between the Tri-Cities include: the allocation of funds to organizations such as Open Heart Kitchen, which provides hot meals to seniors and homeless individuals in Livermore, Dublin and Pleasanton, and Axis Community Health Facility, located in Pleasanton that provide medical services to Livermore, Dublin and Pleasanton residents to accommodate the geographic need.

Livermore, in collaboration with its community partners, will continue to provide services citywide to its residents. In response to the 2011 Eastern Alameda County Human Services Needs Assessment Report, Livermore will also focus on the growing demographics and needs stated in this Needs Assessment Report. For example the focus will include the Hispanic population, and special needs populations such as seniors, youth

aging out of foster care, residents with developmental disabilities, mental and/or medical health needs.

AP 55 Affordable Housing

In FY2016-2017, the City will continue to fund programs that promote and/or maintain affordable housing such as ECHO Housing's Fair Housing Counseling and Landlord Tenant Mediation Services with funding from local In-Lieu dollars. The City will also provide funding to Abode Services in FY 2016-2017 for continued implementation of its Tenant-Based Rental Assistance Programs and support case management services for homeless persons and those individuals at risk of homelessness as well as youth ages 18-24 that are aging out of the Foster Care System and/or who are pursuing educational and vocational goals towards self-sufficiency.

Additionally, the City's mortgage assistance and rehabilitation grant and loan programs will continue to provide low-interest, deferred payment loans and/or closing costs' assistance to 5-10 low-income, first-time homebuyers and low-income existing homeowners annually. Since 2002, the City's Mortgage Assistance Program has provided over \$2.5 million in loan assistance for down payment and closing costs to first time homebuyer households in Livermore. The City leverages its local Housing Trust Funds (In-lieu housing funds) with CalHome Funding from the California Department of Housing and Community Development, and other private and public sources. Layering sources of funds provides affordability to serve low-income purchasers at or below 80% AMI.

The City's Loan and Grant Rehabilitation Program will provide low-interest, deferred payment loans to low-income homeowners, and grants up to \$5, 0000 for very low-income homeowners whose homes are in need of repairs and or improvements.

The City's Inclusionary Housing Ordinance is the central instrument for accomplishing the variety of housing goals and programs which comprise the City's Affordable Housing Program. The ordinance provides for the production of new affordable multifamily and homeownership units. The fees are leveraged with local, State and Federal funding to support a variety of housing programs and projects, which include the first-time homebuyer program construction of affordable multi-family rental housing projects, acquisition and rehabilitation programs, and service-enriched supportive housing and housing services. Below is a list of affordable housing projects that are currently in the City's development pipeline.

389 McLeod Street – In 2015 this five studio apartment building was fully rehabilitated and transferred to the Housing Consortium of the East Bay to provide permanent, services-supported housing affordable to extremely-Low Income (30% AMI) persons who have mental health related disabilities and who have formerly experienced homelessness. Acquisition funding was provided by the City, CalHFA, and housing vouchers contributed by Alameda County Behavioral Health Care Services.

2047 First Street– Purchased in September 2005, the City advanced \$440,000 in funds through the State’s HELP loan program for the acquisition of this vacant property. This site will be used to develop an affordable housing project for Very-Low Income (50% AMI) persons with disabilities.

241 North M Street – In June 2008 the City used \$400,000 in HELP funds from the State for the acquisition of the vacant M Street parcel. The site, along with the adjacent property at 242 North N Street, will be used to develop an affordable housing project in the future.

242 North N Street & 1763 Chestnut Street – These sites have been deeded to the City by the O’Brien Group, a residential developer, in order to satisfy part of the City’s Inclusionary Housing ordinance requirements for the Arroyo Crossing development. The N Street site will be developed with the 241 North M Street site as described above. The City will assemble the 1763 Chestnut site with another adjacent property owned by the City (1635) and will be developed as described below.

1625 - 1635 Chestnut Street – This mostly vacant neighborhood shopping center was purchased in July 2010 using \$2,500,000 of City Housing In-Lieu funds with the purpose of developing the site into a mixed ownership/rental, market rate and affordable housing project. A Request for Proposals was sent out in January 2010 and a nonprofit housing developer MidPen Housing was selected. In 2013 MidPen entered into a DDLA with the City to develop the site into 116 units of affordable multi-family and senior rental housing and a portion of the site will be developed into a market-rate for-sale townhouse development by a private developer. The City provided Housing Trust Funds in the amount of \$9,350,000 for the development of the site.

2121 Railroad Avenue – The property was acquired in May 2009 through an advance of the City’s Housing Trust Fund to the former Redevelopment Agency with the purpose of assembling and developing this site along with the adjacent site of 2139 Railroad Avenue into a mixed use affordable housing project.

2139 Railroad Avenue– The property was acquired by the former RDA through a loan of City Housing Trust funds in June 2009. In 2015 an RFP was sent out to develop this site, 2121 Railroad Avenue and adjacent sites into a mixed use development with affordable housing.

5896 East Avenue – In 2016 the City will provide a Housing Trust Fund loan for the rehabilitation of a 70 unit multi-family housing development affordable to Very-Low Income (50% AMI) households.

In 2013, the City collaborated with Habitat for Humanity East Bay/Silicon Valley to purchase and rehabilitate distressed, single-family properties in Livermore to be resold at prices affordable for low-income first-time homebuyers, including disabled veterans. The City anticipates continuing this program throughout the 2015-2019 Consolidated Plan. The City anticipates that additional sites will become available for affordable housing development throughout the 2015-2019 Consolidated Plan timeframe.

AP 75- Barriers to Affordable Housing

The City of Livermore is a high cost area that is affected negatively by several factors that create barriers to the development of affordable housing. In response to the barriers identified the City has created three local sources of funding generated by requiring for-profit developers to contribute financially and/or by the dedication of affordable units to increasing the number of affordable units. The local funding sources include the Human Service Facility Fee, Housing In-Lieu Fee and the Social Endowment Fund. These fees will be used to address the barriers identified.

Barriers include:

- High cost to acquire land and/or existing properties suitable for the development of affordable housing
- Anti-growth policies and ordinances,
- Development permit approval process
- Davis Bacon and/or Prevailing Wage requirements that increase the cost of construction
- Lack of affordable housing permanent finance sources
- Community opposition
- Lack of landlords willing to rent to low-income tenants/Housing Choice Voucher participants
- Fair market rents outpricing low-income renters

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section describes actions that the City of Livermore plans to undertake in FY 2016-2017 and during the Consolidated Plan period (FY2015-2019) to meet the identified goals and priorities and to address the obstacles and barriers to meeting the needs of the underserved residents of Livermore.

Plan priorities include: 1) developing and maintaining affordable housing for low-income seniors and disabled persons, increase and preserve affordable housing opportunities, and to reduce housing discrimination and promote fair housing; 2) Provide assistance to all persons or households who are on the verge of becoming homeless and those who are currently experiencing homelessness; 3) Support initiatives that increase a low-income individual's ability to increase their household income; 4) Improve community health and access to basic and specialty care including dental and optometric care, substance abuse, behavioral and mental health care services for low-income, uninsured and underinsured residents; and 5) Support services that increase or maintain stability for limited English speaking persons through increased outreach and access to services.

In 2011, the Cities of Livermore, Pleasanton, and Dublin contracted with Resource Development Associates (RDA) to update its Human Services Needs Assessment initially created in 2003. The consultants reviewed the most recent census bureau statistics, and obtained information from Tri-Valley Area clients, stakeholders and residents of the Tri-Valley communities through focus group discussions, an online survey of 38 organizations, over 300 clients and interviews with individual civic leaders. The final 2011 Eastern Alameda County Human Services Needs Assessment identified the cities obstacles and barriers, and provided recommendations on how to bridge the gaps and barriers to needed services and how best to provide services to Tri Valley's low -income residents in the most efficient manner.

Actions planned to address obstacles to meeting underserved needs

The City of Livermore has adopted three local ordinances to assist in addressing the obstacles to bridging the gaps and barriers to needed services by Livermore's underserved residents. The ordinances require developers of both new residential and new non-residential developments to contribute specifically to the City's need for affordable housing; to contribute to the development of infrastructure and facilities needed for service providers for the delivery of supportive services such as childcare, community care, and senior services; and to contribute to the delivery of human services in an effort to improve and expand the delivery of quality human services to low-income Livermore residents. In addition to local funded programs to assist in the provision of housing and services. The City is addressing the obstacle of out of

reach fair market rents, that have risen to levels that are no longer affordable to low-income households by funding Tenant-based Rental Assistance programs, and by supporting and funding a portion of the cost to develop new construction affordable housing developments targeting households with incomes at or below 50 percent of the area median income (AMI). The affordable housing developments will make available over one hundred units of new affordable rental and/or ownership housing units to low-income households.

The City is also addressing the obstacle of serving the underserved by collaborating with the Livermore Housing Authority (LHA) to work collectively to serve Livermore Housing Choice Voucher resident participants. The Livermore Housing Authority continues to address a large segment of the City's ongoing housing need through the Housing Choice Voucher (HCV) program. LVH provides approximately 725 HCVs to low-income residents; and to further address the unmet need of housing the LHA will make available over 115 Project Based Vouchers (PBV) to affordable housing developers that development housing developments that target very low-income households located in the city.

The City of Livermore is committed to ensuring that housing and social services meet the needs of a variety of income levels and household types, and are fairly and equitably provided to all residents. The City continues to work proactively to implement its housing goals, policies, and programs that include addressing and mitigating potential obstacles, both market and governmental, to housing. To achieve this goal, the City will continue partnerships with other Cities in the tri-valley and eastern Alameda County, San Ramon and Danville in Contra Costa County, government agencies and non-profits in order to continue to produce and maintain supportive services and housing that is affordable for all household types and income groups.

Actions planned to foster and maintain affordable housing

The City is addressing the lack of affordable housing by supporting and funding the development of new construction and/or the rehabilitation of affordable housing developments targeting households with incomes at or below 50 percent of the area median income (AMI). The proposed affordable housing developments will make available over one hundred units of new affordable rental and/or ownership housing units to low-income households.

The City has given priority to the development and implementation of housing programs that address the needs of special user groups – i.e., individuals with disabilities and at-risk youth, affordable family and senior housing, , and the provision of emergency and transitional housing for the homeless.

In FY2016-2017, the City will continue to fund programs that promote and/or maintain affordable housing such as ECHO Housing's Fair Housing Counseling and Landlord Tenant Mediation Services with funding from local In-Lieu dollars. The City will also provide funding to Abode Services in FY 2016-2017 for continued implementation of its Tenant-Based Rental Assistance Programs and support case management services for homeless persons and those individuals at risk of homelessness as well as youth ages 18-24 that are aging out of the Foster Care System and/or who are pursuing educational and vocational goals towards self-sufficiency.

The City's mortgage assistance programs will continue to provide low-interest, deferred payment loans and closing costs' assistance to 5-7 low-income, first-time homebuyers annually. The City leverages its local Housing Trust Funds (In-lieu housing funds) with CalHome Funding from the California Department of Housing and Community Development, and other private and public sources. Layering sources of funds provides affordability to serve low-income purchasers at 80% AMI.

The City's Loan and Grant Rehabilitation Program will provide low-interest, deferred payment loans to low-income homeowners, and grants up to \$5, 0000 for very low-income homeowners whose homes are in need of repairs and or improvements.

Actions planned to reduce lead-based paint hazards

The City's Neighborhood Preservation staff of the Community Development Department provides monthly workshops at each of the local home improvement stores in Livermore to disseminate information regarding a variety of code enforcement issues including mold and lead-based paint. Neighborhood Preservation is committed to proactive code enforcement that keeps persons living in their homes. Incidences of lead paint that come to the City's attention are addressed for low-income residents through the City's Housing Rehabilitation Program.

Actions planned to reduce the number of poverty-level families

The mission of Livermore's Housing and Human Services (HHS) Division of the Community Development Department is to produce, preserve and support affordable housing to help low-income, homeless, senior and disabled populations. HHS administers contracts with community organizations to assist low-income residents to obtain necessary supportive services for children and youth, singles and families, seniors, and those who have special needs.

As stated under the City's Priorities and Goals in the -2015 Consolidated Plan, the City and its partners coordinate a diverse range of programs

and services funded through multiple sources to help low-income families and individuals that are homeless, unemployed and/or populations with special needs. Not only does Livermore use HUD CDBG and HOME funds to improve the lives of low-income individuals and families, through the provision of services such as employment job readiness, fair housing counseling, rental assistance, and legal resources for seniors. The City also contributes local funds annually to provide health and human services through the following Housing and Human Services (HHS) funds: In-Lieu, Social Opportunity Endowment Program and HHS facility fees.

Additionally, Livermore's General Fund provides funding for its own Multi-Service Center (MSC), a one-stop facility where Livermore and other Tri-Valley residents can access services from a variety of public agencies. Nine critical agencies provide residents information and direct and referral services. MSC providers include: nonprofit provider Abode, which provides fair housing education and landlord tenant mediation services in our county; Alameda County Social Services Department for Medi Cal, Cal Works, and General Assistance access; the State Department of Rehabilitation work assistance for the disabled; Axis the Tri-Valley's largest community health center primary medical care and mental health, ECHO the County's primary fair housing service provider, and Tri-City Health Center Valley AIDS project, etc. Various community-based organizations use this Multi-Service Center for regular support group meetings, including Community Resources for Independent Living services and advocacy for disabled.

Over the years, the administration of the City's local and federal CDBG/HOME/Section 108 funds, in concert with other City departments' efforts and our community partners, a network of services has evolved to:

Over the years, the administration of the City's local and federal CDBG/HOME/Section 108 funds, in concert with other City departments' efforts and our community partners, a network of services has evolved to:

1. Assist individuals and families to access resources that help move them to self-sufficiency;
2. Prevent poverty for Livermore's low-income children, youth, young adults with developmental disabilities and those aging out of foster care through multiple education efforts, life skills training and comprehensive case management services; and
3. Alleviate poverty by improving individual and family economic opportunities that help them to find and maintain affordable housing and jobs.

The Mayor's Summit on Homelessness, held in April 2014, was an important initial step to creating a coordinated response to the issue of homelessness in Livermore. Throughout the Consolidated Plan period, the City will engage service providers, faith community, local government

staff, and interested community members to provide recommended actions to divert people from becoming homeless and assist persons experiencing homelessness.

The following is not intended as an exhaustive list, but it demonstrates the breadth and diversity of efforts to assist low- and moderate-income people. This information provides a better context for the initiatives, partnerships, programs, and services that surround the Consolidated Plan's federal funds. While no one program or service can address all needs for those in poverty, the City of Livermore places high value on timely and useful efforts and services that focus on preventing those at-risk from becoming entrenched in poverty.

Actions planned to develop institutional structure

The Human Services Program Manager is the City's CDBG and HOME Program Manager and serves as the staff liaison to the Human Services Commission. The Human Services Program Manager manages the Human Services Consultant who provides support in the management of CDBG and HOME and assists in the implementation of the annual housing and human services grants program. Both positions are within the Housing and Human Services Division of the Community and Economic Development Department (CEDD).

CEDD includes the Housing and Human Services, Economic Development, Planning, Engineering, and Building Divisions. The Housing and Human Services Division is responsible for managing the City's Social Opportunity Endowment, Human Services Facilities Fee, In-Lieu Low-Income Housing Fund, and developing housing initiatives including the Affordable Homeownership Opportunities and Mortgage Assistance Programs. The addition of the Economic Development Division within the Community Development Department in 2013 helped to foster and enhance collaboration amongst the City's housing, human service, and economic development divisions.

The Housing and Human Service Division works very closely with staff in the Cities of Pleasanton and Dublin and other cities in the region to coordinate human service and housing initiatives. The Human Services Commissions of Pleasanton and Livermore hold joint meetings at least two times per year. The joint Commissions also collaborate to improve visibility and community support for local non-profits. The Commissions are working on an update of the Tri-Valley Human Services Directory in both English and Spanish.

Actions planned to enhance coordination between public and private housing and social service agencies

There are a number of non-profit organizations whose activities are related to the provision of affordable housing and human service programs in the City of Livermore. The City actively works with the following groups: Interfaith Housing; HOUSE, Inc.; AID Employment; Eden Housing;

BRIDGE Housing; Hello Housing; ECHO Housing; Tri-Valley Haven; Shepherd's Gate; Twin Valley Learning Center; Allied Housing; Habitat for Humanity; Open Heart Kitchen; Valley Care Hospital; Abode Services; East Bay Innovations; Futures Explored, Inc.; GRID Alternatives; Spectrum Community Services; Tri-Valley Interfaith Poverty Forum; Alameda County Food Bank; Tri-City Health Center; Live Well: Livermore Healthy City Partnership; Kaiser Permanente, Community Grant Program; Community Resources for Independent Living; Child Care Links; Law Center for Families; Kidango; Kaleidoscope/Easter Seals Bay Area; Anthropol Counseling Center; Axis Community Health; Alameda County Housing and Community Development; Livermore Area Recreation and Park District (LARPD); Livermore Valley Joint Unified School District (LVJUSD); Tri-Valley Housing Opportunity Center (TVHOC); Community Association for Preschool Education (CAPE); CALICO; Legal Assistance for Seniors; Senior Support Program of the Tri- Valley; and Tri-Valley Haven.

Within the private industry, for-profit developers and lenders have assisted development of affordable housing. For-profit developers have provided affordable single-family and multi-family housing units in compliance with the City's inclusionary housing program.

Lastly, the City's one-stop Multi-Service Center houses at least six major non-profit agencies, three Alameda County social service departments and California's Department of Rehabilitation, and Medi-Cal which conduct outreach and provide information and referral and other direct services to those with various needs. Community agencies are welcome to host regular meetings at the Multi-Service Center.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Two projects generate program income for the City of Livermore, the Housing Rehabilitation program and the property at 141-149 North Livermore Avenue that the City acquired with a Section 108 loan guarantee.

We do not anticipate receiving any program income from the Housing Rehabilitation program for FY 2016-2017.

The City will receive \$54,000 of rental income from the North Livermore properties. The income will be used to repay the Section 108 loan guarantee. If the City receives any excess rental income, we will use the funding to pay for ongoing operating and maintenance expenses for the property.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100.00%

Attachments

Citizen Participation Comments

Lung, Pam

From: Pato, Michael
Sent: Tuesday, April 05, 2016 7:40 AM
To: Vinn, Bob; Lung, Pam
Subject: FW: Primrose bonds
Attachments: Appraisal CA03-16-0079-000, Proposed Primrose School, Livermore CA (JSB)_02222016.pdf

Pam/Bob,

We need to respond back to Piyoosh with this message:

Piyoosh,

Please remember first and foremost, the City still has to agree to consider to use your land as security. As of now that has not happened. This will require approval of our City Engineer and our Attorney's office. Second if the city does agree to consider the use of the land as security. The lien would cover the entire parcel as it exists today not just your future parcel because that does not exist yet. This would include the future parcel to be purchased by the dentist after the map records. We can not have the dentist parcel be free and clear of the lien because both parcels are equally responsible for the public improvements. The lien would need to be in place until such time as the City receives an acceptable alternative security such as surety bond or letter of credit. The lien would have to have the City as the primary and all other lenders would have to be secondary. Lastly if you still want the City to consider using the entire parcel of land as security this will require substantial language change to the current Subdivision Improvement Agreement. The time it will take to have the City able to make an informed decision and to develop language that will be acceptable to our Attorney's office and you legal council will go beyond the deadline of this Friday in order to keep this on the April 25 City Council Meeting. This is why I mentioned that I believe going this way will likely delay City Council approval until the first meeting in June.

Mike Pato

From: Piyoosh Jalan [pjalan@gmail.com]
Sent: Monday, April 04, 2016 4:45 PM
To: JRosen@PrimroseSchools.com
Cc: Pato, Michael
Subject: Re: Primrose bonds

Mike,

Please see attached my appraisal showing as-is value for my subdivided parcel to be \$960,000. We'll keep you posted tomorrow if letter of credit is not an option for me this is the route we desire to take. Please advise if this appraisal is enough, buyers lender would want their parcel to be lien free

at closing so my understanding is city would release the lien on the dental parcel at the time of their closing. Lien on my parcel will be released upon submission of bonds/letter of credit.

June 13th will be a big issue since buyers loan commitment is only valid if he closes by May 13th. We'd still want to stay at the April 25th council to be able to meet the May 13th deadline given title has some requirements/waiting period (heard 10 days) after council approves and they can file the parcel map.

Thanks,
Piyooosh

*** The City of Livermore's anti-virus application (eSafe) scanned this email for malicious content ***

*** IMPORTANT: Do not open attachments from unrecognized senders ***

On Apr 4, 2016, at 3:58 PM, Rosen, John <JRosen@PrimroseSchools.com> wrote:

Thanks, Mike. Piyooosh will provide you both appraisals. We will discuss the City being a first lienholder with the bank tomorrow – we will also be discussing the letters of credit with them. Revision of the Subdivision Improvement Agreement as you suggest should work. June 13th is a problem, however. Is there any chance to do this earlier? We've been working to resolve this problem for months, but are ready to proceed asap.

As to the language, I believe it also applies to for-profit entities:

<image004.png>

We will be in touch to follow up soon.

jr

John Rosen
303-981-3720

From: Pato, Michael [<mailto:mapato@cityoflivermore.net>]
Sent: Monday, April 04, 2016 4:49 PM
To: Rosen, John; Piyooosh Jalan (pjalan@gmail.com)
Cc: Lung, Pam; Vinn, Bob
Subject: RE: Primrose bonds

Hi John,

The Map Act section you are referring to applies to non-profits. Piyoosh and his company LSREH LLC to my knowledge is not a non-profit so this section is not applicable to him. You refer to a section of the map act provision that the lien on the property could be considered so long as the improvements would not be necessary for two years after the map records. Regardless of subdividing the property or not, access to the site for the building permit would require the public improvements to be completed prior to occupancy of the school and or the dentist office. This time line would be earlier than 2 years after the map records. Also per the Subdivision Improvement Agreement Piyoosh would have 1 year to complete the improvements from the date of the City signing the agreement at the City Council Meeting and recording the agreement concurrently with the parcel map. So I do not believe that this Map Act provision allowing for the City to Lien the property as security for the improvement would apply.

However if the City were to consider having a lien on Piyoosh's property for security, we would need the following:

1. An appraisal on the land showing that the value is greater than the cost of the improvements it would secure
2. The City be the primary lien holder on the land. All other lenders would be required to be secondary this would include the dentist's lenders. We will require that we receive written letters from the lending companies confirming this.
3. The Subdivision Improvement Agreement will need to be revised with language in the agreement putting the lien on the property as security until such time as the City receives bonds to be held as security instead of the land. The language will need to be approved by both the City and Piyoosh prior to scheduling for a City Council Meeting. This would likely delay going to City Council until June 13th at the earliest.

Please let me know how you would wish to proceed. If you want to still be considered for the April 25th City Council meeting I will need to receive surety bonds and or letters of credit by Friday April 8th.

Mike Pato
Engineering Specialist
Engineering Division, Community & Economic Development
City of Livermore
(925) 960-4559
mapato@cityoflivermore.net
<image001.gif>

From: Rosen, John [mailto:JRosen@PrimroseSchools.com]
Sent: Monday, April 04, 2016 1:42 PM
To: Pato, Michael
Subject: Primrose bonds

Mike: I need your help re Piyoosh's bonds. We seem to still be stuck with the chicken & egg problem. Everything is ready to close on this project. Piyoosh's SBA lender has soft closed the loan. The dentist has his loan commitment. Permits are ready to pick up. The construction contract is executed. The only remaining items are the recording of the parcel map and the subsequent sale of the parcel to the dentist.

The problem is the surety will not issue the bond until the loan funds. The SBA loan will not fund until sale of the excess parcel to the dentist closes. The sale to the dentist cannot occur until the parcel map is recorded. It becomes a never ending circle.

I read the California Subdivision Map Act and I see that the City may accept a lien on the subdivided property "if the local agency finds that it would not be in the public interest to require the installation of the required improvement sooner than two years after the recordation of the map." In this case, unless the loan funds, the permits will not be picked up. If this were to happen, no right-of-way work would be necessary as the work to be bonded is strictly associated with the development of the subject parcels – this should meet the "two year" requirement under the Act. If the City would agree to place a first lien on the subject property (other than the unfunded loan which we would ask the bank to subordinate, there is no debt on the property), we would propose to replace the lien with the required bonds prior to picking up the building permits. We could add this concept to the development agreement. This would allow the parcel to be sold and the loan to fund. Our attorney spoke with Robert Mahlowitz this morning and he indicated that this decision is really in the hands of the City Engineer. Please see the language from the Act 66499 (a)(4), below:

<image002.png>

Please give me a call to further discuss this alternative.

Thanks,

jr

<IMAGE003.JPG> **John Rosen**
Vice President Real Estate & Development
Primrose Schools Support Center
The Leader in Educational Child Care®
303-981-3720
www.primroseschools.com

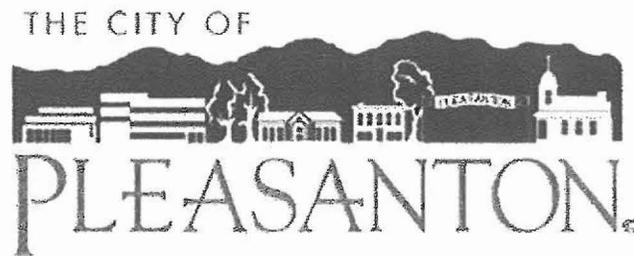
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DRAFT
Action Plan

FY 2016

July 1, 2016 – June 30, 2017



Alameda County
HOME Consortium
May 2016

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):**

*** Other (Specify):**

*** 3. Date Received:**

05/01/2016

4. Applicant Identifier:

CA62826 PLEASANTON CITY

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

CA62826 PLEASANTON CITY

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

94-6000397

*** c. Organizational DUNS:**

0049397240000

d. Address:

*** Street1:**

123 Main Street

Street2:

P.O. Box 520

*** City:**

Pleasanton

County/Parish:

Alameda

*** State:**

CA: California

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

94566-0802

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:

*** First Name:**

Frances

Middle Name:

*** Last Name:**

Reisner

Suffix:

Title:

Housing Specialist

Organizational Affiliation:

City of Pleasanton

*** Telephone Number:**

925-931-5007

Fax Number:

*** Email:**

freisner@cityofpleasantonca.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 and Urban Development (HUD)

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:
Community Development Block Grant

*** 12. Funding Opportunity Number:**

14.218

* Title:
Community Development Block Grant

13. Competition Identification Number:

Title:

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

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

CDBG application for FY 2016 for the City of Pleasanton, CA

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="272,699.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="272,699.00"/>

*** 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: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

In FY 2016, the City will allocate \$300,161 in local Lower Income Housing Funds and \$185,626 in local General Funds to supplement funding for several housing projects and services which sought funds under the CDBG program funding allocation process.

In FY2015, the City was the sponsor/borrower of a Section 108 Guaranteed Loan in the amount of \$1,250,000 to provide funding for construction of a new community medical clinic for Axis Community Health which will allow Axis to double its capacity to serve low-income households and meet the increased demands of changing health care laws. This project was collaboratively funded effort among four local jurisdictions – the cities of Pleasanton, Livermore, Dublin, and the County of Alameda – and Axis Community Health, a nonprofit healthcare provider that has served low-income residents in the Tri Valley area since 1972. Axis completed development of the project in February 2016.

In February and March 2016, the City complete the disposition of its Public Housing Authority owned property, Kottinger Place, to MidPen Housing, a non-profit developer, executed a Ground Lease for the property and provided a loan for \$12,940,486 from its Lower Income Housing Fund for the first phase of the Kottinger Gardens project which involves the redevelopment of two aging rental complexes for elderly into a new development that will increase the total units from 90 to 185. The City also provided a HOME loan for the project in the amount of \$450,000 in HOME Funds for the project. Construction of the first phase of Kottinger Gardens is scheduled to complete by March 2017.

The City may, on a case by case basis, waive (or pay on the behalf of developers) City development fees for projects which include the construction of lower income units, either rental or ownership. The City provided this assistance to the Anton Hacienda Apartments project which leased 35 Below Market Rate Units at 50% of Area Median Income in July 2015.

Activities undertaken with federal HOME Investment Partnership Program (HOME) funds are described separately in the Alameda County HOME Consortium Action Plan. In order to implement its Housing and Community Development Strategic Plan during the next fiscal year, the City of Pleasanton will allocate CDBG funds to non-profit agencies serving low income persons for the implementation of the FY16/17 Housing and Human Services Grants Program which will fund 27 different projects (including projects that are wholly locally funded). Approximately \$145,000 in CDBG funds will go toward capital projects, benefiting formerly homeless families, domestic violence victims and low income persons without access to health care. Approximately \$40,900 will go to fund public services in the community which are needed by low income persons, including housing counseling. All FY 2016 activities are targeted to serve eligible households which reside within the City of Pleasanton, although several projects are located in the adjacent cities of Livermore and Dublin but serve Pleasanton residents.

The Alameda County Housing and Community Development (HCD) Program administers the HOPWA program for Alameda County, under contract from the City of Oakland. The HOPWA entitlement is received by Oakland as the largest city in the eligible Metropolitan Area. HOPWA funds can be used for a variety of housing and service activities for persons living with HIV and AIDS and are intended to serve all of Alameda County.

FY 2016 Housing and Human Services Grant (HHS) Funding

FY 2016-17 Housing and Human Services Grant (HHS) Recommended Funding Allocation											
Agency Name	Project Title	Funds Requested	Total	% of Req	CDBG Cap/Ret	CDBG Pub Svc	CDBG Admin	City Gen Fund	HOME	LIFF	
1) CAPITAL / REHAB											
Acc Community Health	Capital Project for Dental Services	\$ 100,000	\$ 100,000	100%	\$ 100,000						
City of Pleasanton	Section 106 Loan Repayment	\$ 20,062	\$ 20,062	100%	\$ 20,062						
Tri-Valley Haven	Telephone System Replacement	\$ 25,000	\$ 25,000	100%	\$ 25,000						
		\$ 145,062	\$ 145,062		\$ 145,062						
2) HOUSING PROGRAMS											
Adopt Services	Tri-Valley Rapid Re-Housing Program (Rent Subsidies)	\$ 87,000	\$ 52,544	60%					\$ 52,544		
	Tri-Valley Rapid Re-Housing (Case Management)	\$ 43,358	\$ 28,000	65%						\$ 28,000	
Contra. Resources for Imp. Living	Housing and In-Place Living Services for People with Disabilities	\$ 15,617	\$ 15,617	100%						\$ 15,617	
Neighborhood Solutions	Housing Rehabilitation Program for City of Pleasanton	\$ 160,000	\$ -	0%							
Housing Rehabilitation Program	Application for Future Contract through Joint RFP	\$ -	\$ 156,000	N/A				\$ 30,000	\$ 126,000		
Eden Council for Hope and Opportunity	Housing Counseling Services	\$ 40,000	\$ 40,000	100%						\$ 40,000	
		\$ 345,972	\$ 309,161					\$ 82,544	\$ 217,617		
3) SERVICES - MEDICAL / HEALTH											
Hope Hospice	Elder Support Center	\$ 11,400	\$ 5,000	44%				\$ 5,000			
Pleasanton Unified School District	Student Health Services	\$ 5,000	\$ 5,000	100%				\$ 5,000			
Tri-Valley YMCA	Behavioral Health Care Services for Families	\$ 25,000	\$ 16,095	64%				\$ 16,095			
		\$ 41,400	\$ 26,095					\$ 26,095			
4) SERVICES - FOOD											
Open Heart Kitchen	Pleasanton Hot Meal and Weekend Box Lunch Program	\$ 10,000	\$ 10,000	100%				\$ 10,000			
Open Heart Kitchen	Senior Meal Programs	\$ 42,000	\$ 40,995	97%		\$ 40,995					
Spectrum Community Services	Meals On Wheels for Homebound Elders	\$ 10,000	\$ 7,000	70%				\$ 7,000			
Tri-Valley Haven	Tri-Valley Haven's Food Pantry	\$ 20,000	\$ 15,000	75%				\$ 15,000			
		\$ 82,000	\$ 72,995			\$ 40,995		\$ 37,000			
5) SERVICES - HOMELESS											
Adopt Services	HOPE Street Outreach	\$ 58,719	\$ 58,719	100%				\$ 10,000		\$ 48,719	
Tri-Valley Haven	Senior Domestic Violence Shelter and Services	\$ 20,000	\$ 14,000	70%				\$ 14,000			
Tri-Valley Haven	Summer House Homeless Shelter	\$ 20,000	\$ 20,000	100%				\$ 20,000			
		\$ 98,719	\$ 92,719					\$ 44,000		\$ 48,719	
6) SERVICES - FINANCIAL / LEGAL											
PLACED Center	Pleasanton Child Abuse Intervention	\$ 11,000	\$ 7,000	64%				\$ 7,000			
Legal Assistance for Seniors	Free Legal Services for Low-Income Seniors	\$ 12,000	\$ 8,281	69%				\$ 8,281			
Tri-Valley Haven	Counseling and Temp Restraining Order Clinic	\$ 20,000	\$ 11,600	58%				\$ 11,600			
		\$ 43,000	\$ 26,281					\$ 26,281			
7) SERVICES - DISABLED / SPECIAL NEEDS											
East Bay Individuals	Ramping Up for Independence Living	\$ 5,000	\$ 5,000	100%				\$ 5,000			
Eden Council for Hope and Opportunity	Elder Care Navigators Ther. Group	\$ 25,000	\$ 10,000	40%				\$ 10,000			
Eden Council for Hope and Opportunity	Housing Therapy Funds for Adult Cancer Patients	\$ 10,000	\$ -	0%				\$ 10,000			
		\$ 40,000	\$ 15,000					\$ 15,000			
8) SERVICES - OTHER											
Contra. Los Rios CCC District	Pleasanton Job Initiative	\$ 15,511	\$ 7,000	45%				\$ 7,000			
Contra. Los Rios CCC District	Tri-Valley Unleash Income Tax Assistance	\$ 6,000	\$ -	0%				\$ -			
City/Service of the Tri-Valley	City/Service of the Tri-Valley	\$ 15,000	\$ 5,000	33%				\$ 5,000			
Eden IAR, Inc.	2-1-1 Alameda County Communication System	\$ 20,000	\$ 14,000	70%				\$ 14,000			
Hope Hospice	The Volunteer Program	\$ 7,000	\$ 5,000	71%				\$ 5,000			
Pleasanton Unified School District	College Preparation and Readiness	\$ 20,000	\$ 6,250	31%				\$ 6,250			
Tri-Valley YMCA	Community Outreach to Those in Need	\$ 20,000	\$ 5,000	25%				\$ 5,000			
		\$ 133,511	\$ 42,250					\$ 42,250			
9) ADMINISTRATION											
City of Pleasanton	Administration of CDBG Program	\$ 54,539	\$ 54,539	100%				\$ 54,539			
		\$ 54,539	\$ 54,539					\$ 54,539			
		\$ 929,764	\$ 775,012		\$ 145,062	\$ 40,995	\$ 54,539	\$ 189,626	\$ 82,544	\$ 264,336	
					Funding Available:	\$ 1,077,335	\$ 49,981	\$ 24,539	\$ 189,626	\$ 82,544	\$ 264,336

2. Summarize the objectives and outcomes identified in the Plan

The Action Plan includes a detailed table that describes this year's priorities and objectives along with goals and objectives from the five-year Consolidated Plan for fiscal years 2015 through 2019.

3. Evaluation of past performance

The City's performance relative to its annual objectives can be reviewed in detail in the most recent Consolidated Annual Performance & Evaluation Report (CAPER) for FY 2014 that was produced by the Alameda County HOME Consortium. This document is available for review at the City of Pleasanton offices or on-line at www.cityofpleasantonca.gov.

A continuing impediment to affordable housing development is the occasional negative perception of affordable housing held by many members of the public. The City of Pleasanton provides local funding

to East Bay Housing Organizations (EBHO) to implement an ongoing program which aimed at improving people's perceptions and understanding of affordable housing. In conjunction with other Tri-Valley cities, the City of Pleasanton will collaborate with EBHO in FY 2016 to sponsor activities related to Affordable Housing Week, held annually in May.

As stated previously, the City has provided Lower Income Housing Funds and HOME Funds for the renovation of the former PHA owned Kottinger Place apartments. The City has been working since the mid-1990's with small nonprofit agencies such as East Bay Innovations, Bay Area Community Services (BACS), and REACH (formerly HOUSE, Inc.) to secure housing for persons with special needs. The City provides housing resource information targeted specifically at housing needs for persons with disabilities and provides funding for Community Resources for Independent Living (CRIL) to assist persons with disabilities. Pleasanton has provided tenant-based rental assistance through the Tri-Valley Housing Scholarship Program since 1999 in collaboration with the City of Livermore using HOME funds for rental subsidies and local funds for case management services. In 2016, those activities will be modified by Abode Services to assist households who are homeless or at risk through the Tri-Valley Rapid Rehousing Program. The City will utilize local HHSF funds in FY 2016 to provide counseling and case management services for households with special needs.

The Section 8 certificate and voucher program is currently coordinated through the Housing Authority of the County of Alameda. The City coordinates with HACA to promote the inclusion of Section 8 voucher holders by local landlords through annual outreach and an educational workshop. In addition, the City coordinated with MidPen and HACA on an application for 50 Project Based vouchers which are dedicated to the Kottinger Gardens project.

The major update to the Housing Element of the General Plan which was completed in late 2011 and certified by State HCD in 2012 included the rezoning of approximately 80 acres of land for high residential use which has significantly increased opportunities for affordable housing development. The City's Inclusionary Ordinance for new development has since generated an additional 143 units of affordable rental housing at 50% and 60% of Area Median Income (AMI) located within market rate developments. The policies and programs stated in the Housing Element continue to guide City programs for affordability, preservation, discrimination, and other housing and community development issues. The City continues utilize its Inclusionary ordinance and Lower Income Housing Fund to provide

affordable housing opportunities for low/moderate income seniors, families and persons with Economic Development.

3. Evaluation of past performance

An evaluation of FY14 activities was developed for public comment in August 2015. Accomplishments for FY13 activities were included in the FY14 CAPER that was released for public comment in September 2015. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY15/16 will be completed in September 2016.

4. Summary of Citizen Participation Process and consultation process

The City held two joint HHSG grant application workshops in collaboration with the cities of Livermore and Dublin in early December 2015. Notices regarding the workshops were mailed directly to over agencies and persons in an "interest list" data base, and notices were also published in the key local newspapers and on city web sites prior to the workshops. HHSG grant applications were reviewed in three public meetings held in March and April 2016. All meetings were noticed in a newspaper of general circulation as well as a local paper that is delivered to all Pleasanton residents. Alameda County also published notices regarding the overall Action Plan (which includes all entitlement cities and the urban county) in ANG newspapers throughout the County. Copies of the draft Action Plan were provided to the main Library and City Hall in Pleasanton for public review. A 30-day public review period, coordinated by Alameda County HOME Consortium, was held from late March through the end of April 2016.

5. Summary of public comments

To-date no comments have been received.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable.

7. Summary

Not applicable.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	PLEASANTON	
CDBG Administrator	PLEASANTON	City Manager / Housing Division
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1– Responsible Agencies

Narrative

The Consolidated Plan is prepared by the City's Housing Specialist who reports directly to the Assistant City Manager in the City Manager's office. The Housing Specialist is also responsible for administering the CDBG program and is the liaison to County of Alameda for matters related to the HOME program (the City of Pleasanton is a member of the Alameda County HOME Consortium).

Action Plan/Consolidated Plan Public Contact Information

City of Pleasanton

Attn: Frances Reisner, Housing Specialist

200 Old Bernal Ave., P.O. Box 520

Pleasanton, CA 94566-0802

Tel. 925-931-5007

Email: freisner@cityofpleasantonca.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Consolidated Plan and Action Plan is an important document for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Consolidated Plan focuses attention on housing and community development needs and resources available to meet these needs.

The FY15-FY19 Consolidated Plan was prepared through consultation with other public and private entities. At the countywide level, the HOME Consortium Technical Advisory Committee (TAC), composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. Additional countywide consultation efforts are discussed in detail in the Alameda County section of the Consolidated Plan is an important document for the HOME Consortium. This Action Plan implements the Consolidate Plan priorities.

Funding priorities are reviewed through two City commissions in addition to publication throughout the community and public hearing by City Council. The City commission review process for the application review, funding recommendation and award are summarized as follows:

The City's Human Services Commission (HSC) is appointed by the City Council and holds public meetings monthly on the first Wednesday of the month. The HSC provides the main public forum for discussion of a range of issues related to public services in Pleasanton and the Tri-Valley region. Of specific relevance to the FY 2016/2017 Housing and Human Services Grants (CDBG)Program were meetings held in November 2015 (discussion of priorities for the upcoming Housing and Human Services Grant, or HHSG, process), February 2016 (discussion of the process for

reviewing and evaluating applications for HHS funding), and March 2016 (recommendation for HHS funding for projects to be included in the next Action Plan).

The City's Housing Commission (HC) is also appointed by the City Council and holds public meetings monthly on the third Thursday of the month. The HC is similar to the HSC but focuses on housing-related projects and issues. In March 2016, the HC developed a recommendation for HHS funding for housing-related projects and programs to be included in the next Action Plan.

The City Council served as the highest level decision making body for all matters related to the Consolidated Plan. The Council holds public meetings twice monthly on the first and third Tuesday of the month. On April 19, 2016, City Council will review and consider recommendations for HHS funding from the HSC and HC for projects to be included in the next Action Plan.

2. Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

In October 2014, the cities of Pleasanton and Livermore formed a multi-jurisdictional subcommittee specifically to discuss policies and priorities for incorporation into the FY 2015-19 Consolidated Plan. The subcommittee, comprised of commission and staff representatives from both cities, held two open public meetings which resulted in an updated set of common regional priorities for incorporation into the Con Plan.

As stated previously, the City of Pleasanton collaborates with Livermore and Dublin to hold two annual grant kickoff meetings in early December. The City maintains an active database of potential interested parties and uses it to send out notification of grant funding opportunities at the beginning of every application cycle (early December). The list currently includes approximately 250 nonprofit agencies, individuals, and other interested parties. In addition, ads are placed in local newspapers (including the Pleasanton Weekly which is distributed

to every household in Pleasanton) and on the City's web site. Representatives from approximately 50 agencies (primarily non-profit) and other interested parties attended the annual meetings held in December 2015 and were able to use these opportunities to learn and provide feedback regarding policies and programs of relevance to the Consolidated Plan.

The City has also worked in collaboration regionally on other housing and human services planning and assessment processes including :

- The Tri-Valley Human Services Needs Assessment
- The Housing Element update (certified in early 2015) to solicit public input regarding goals, policies, and programs for the City's future housing development. The Housing Element process involved two public community workshops, stakeholder consultations, and focus group meetings that took place throughout 2014. Stakeholder meetings involved participation from both non-profit and for-profit groups.

3. Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Stakeholders in Alameda County have been assessing the needs of persons experiencing homelessness and working to improve our response across the county since the founding of Alameda County-wide Homeless Continuum of Care Council in 1997. The collaboration includes cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services and mental health services — that share overlapping client populations. Alameda Countywide Homeless

and Special Needs Housing Plan, now known as the EveryOne Home plan, helped to form EveryOne Home into a community based organization to implement the Plan and now serves as the County's Continuum of Care.

EveryOne Home coordinates local efforts to address homelessness, seeks to maintain the existing service capacity, build new partnerships that generate greater resources for the continuum of housing, services, and employment, and establish inter-jurisdictional cooperation. EveryOne Home leverages substantial federal, state, and local resources for homeless housing and services, standardize data collection, and facilitate a year-round process of collaboration. EveryOne Home includes representation from HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business representatives, and education and health care professionals. EveryOne Home receives administrative funding through Alameda County's General Fund as well as contributions from each of Alameda County's jurisdictions.

The EveryOne Home plan is structured around five major goals: 1) **Prevent homelessness and other housing crises.** The most effective way to end homelessness is to prevent it in the first place by making appropriate services accessible at the time they are needed. In particular, people leaving institutions such foster care, hospitals, jails and prisons need interventions and planning that will prevent them from exiting into homelessness. 2) **Increase housing opportunities for the plan's target populations.** Increasing affordable and supportive housing opportunities requires creative use of existing resources, developing new resources and using effective models of housing and services. This plan identifies a need for 15,000 units of housing for people who are homeless or living with HIV/AIDS or mental illness over the next 15 years. 3) **Deliver flexible services to support stability and independence.** Culturally competent, coordinated support services must accompany housing. Direct service providers in all systems throughout the county must have a degree of knowledge about and access to a range of housing resources and supportive services. 4) **Measure**

success and report outcomes. Evaluating outcomes will allow systems and agencies to identify successful programs and target resources toward best practices. 5) **Develop long-term leadership and build political will.** The goals of EveryOne Home will only be achieved by developing a long-term leadership structure that can sustain systems change activities. Implementation of this plan will also require building and sustaining political and community support for its vision and activities.

4. Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee supports the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne

Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY16 ESG funding.

5. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	ABODE SERVICES
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.
2	Agency/Group/Organization	AXIS COMMUNITY HEALTH
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Health care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.

3	Agency/Group/Organization	COMMUNITY RESOURCES FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.
4	Agency/Group/Organization	EAST BAY INNOVATIONS
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.
5	Agency/Group/Organization	EASTER SEALS BAY AREA
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.

6	Agency/Group/Organization	EDEN COUNCIL FOR HOPE AND OPPORTUNITY
	Agency/Group/Organization Type	Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.
7	Agency/Group/Organization	EDEN INFORMATION AND REFERRAL
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.
8	Agency/Group/Organization	LEGAL ASSISTANCE FOR SENIORS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.
9	Agency/Group/Organization	Neighborhood Solutions
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.
10	Agency/Group/Organization	OPEN HEART KITCHEN
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.

11	Agency/Group/Organization	SPECTRUM COMMUNITY SERVICES
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.
12	Agency/Group/Organization	TRI-CITY HEALTH CENTER
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.
13	Agency/Group/Organization	TRI-VALLEY HAVEN FOR WOMEN
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.
14	Agency/Group/Organization	Human Services Commission
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.
15	Agency/Group/Organization	Housing Commission
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in the development of the Tri-Valley Human Services Needs Assessment.

Identify any Agency Types not consulted and provide rationale for not consulting

[None]

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alameda County Community Development Agency	They are incorporated.

Table 2 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City maintains (in collaboration with our neighbor cities of Livermore and Dublin) an on-going data base of over 200 nonprofit agencies and other parties who have expressed an interest in the Housing and Human Services Grant (HHS) program (which serves as the local umbrella program for allocating federal CDBG and HOME funds). The City held two joint application workshops in collaboration with the cities of Livermore and Dublin in early December 2015. Notices regarding the workshops were mailed directly to agencies and persons in the aforementioned data base, and notices were also published in the key local newspapers and on city web sites prior to the workshops. At the workshops (which had identical agendas and formats), staff from each city discussed all aspects of the HHS program and disbursed application packets along with city-specific policy and procedures manuals.

HHS applicants attended meetings before either Pleasanton Human Services Commission (March 2, 2016) or the Pleasanton Housing Commission (March 17, 2016) for funding consideration. The Commissions considered the applications and formulated funding recommendations for consideration by the Pleasanton City Council. The funding recommendations will be considered by the Council in a public hearing in April 2016, at which time the FY 2016 Action Plan will be considered for approval. All meetings were noticed in the Valley Times, a newspaper of general circulation, as well as in the Pleasanton Weekly, a local paper that is delivered to all Pleasanton residents. Alameda County also published notices regarding the overall Action Plan (which includes all entitlement cities and the urban county) in ANG newspapers throughout the County. Copies of the draft Action Plan were provided to the main Library and City Hall in Pleasanton for public review. A 30-day public review period, coordinated by Alameda County HOME Consortium, was held from late March through the end of April 2016.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	NOFA Notice Card Mail-Out	Agencies Serving Low-Income Persons	Representatives from approximately 50 agencies (and other interested parties) attended two application workshops in early December 2015).	Information was provided by City representatives regarding the local grant programs offered by the cities of Pleasanton, Livermore, and Dublin.	[None]	http://www.cityofpleasantonca.gov/resident/housing/grant/default.asp

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Representatives from approximately 50 agencies (and other interested parties) attended two application workshops in early December 2015).	Information was provided by City representatives regarding the local grant programs offered by the cities of Pleasanton, Livermore, and Dublin. Annual Action Plan 2016	[None]	24

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	Representatives from approximately 25 agencies that applied for HHSG funding attended public meetings of the Pleasanton Human Services Commission (3/2/2016) and Housing Commission (3/17/2016).	Minutes from the public meetings are on file at the City of Pleasanton. In general, applicant agencies expressed appreciation for the availability of HHSG funds to support important local housing and services for low-income residents and noted ongoing funding challenges.	[None]	

Table 3 – Citizen Participation Outreach

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

N/A

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	272,699	30,000	0	302,699	907,301	The City of Pleasanton is an entitlement community and receives funding on an annual basis from the CDBG Program. Program income is an estimate based on projected repayment of past CDBG-funded loans issued through the City's Housing Rehabilitation Program.

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the City of Pleasanton plans to undertake the following activities:

- Support applications by organizations or agencies for other public and private sources of financing to leverage City funds.
- Include leveraging as a goal to the maximum extent possible in the City's HHSG funding application review process.
- Support the acquisition and rehabilitation of existing and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation through the City's Housing Rehabilitation Program (HRP).
- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

Matching requirements must be satisfied in the following federal entitlement housing programs: the HOME Program and the Emergency Solutions Grant Program. A variety of non-federal sources may be used for the HOME match requirements, which requires that \$0.25 be "permanently contributed" to the HOME Program or to HOME-assisted projects for every HOME dollar spent. This requirement applies to the program as a whole, not to individual projects. The liability for matching funds occurs when the HOME Consortium actually draws down HOME funds from HUD. Sources of HOME match include cash or cash equivalents from a non-federal source, value of waived taxes or fees, value of donated land or real property, a portion of housing bond proceeds, and the cost of infrastructure improvements, among others.

As a member jurisdiction, the City must comply with the HOME match requirements that have been established by the County. The County will evaluate match requirements for HOME and determine potential match sources. Some match sources may come from local affordable housing trust funds, housing bond proceeds, the value of waived local fees or permits, foregone property tax revenue, local road funds, private donations, services funded by service providers, the State, County, or foundations, other local agency funds, and publicly owned land.

The City does not receive a direct allocation of Emergency Solutions Grant Program (ESG) funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In 2016, the City executed a long-term ground lease for the former Public Housing Authority land (the approximately 5 acre Kottinger Place project) to MidPen Housing to redevelop as the first 131 unit phase of Kottinger Gardens Senior Apartments. Total units for both phases, when complete, will have a total of 185 units affordable for very low and extremely low income seniors. To assist with the project, in 2012, the City acquired a half-acre parcel immediately adjacent to the existing Kottinger Place Public Housing development to incorporate the property into the new project.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Rental Housing	2015	2019	Affordable Housing	Citywide	Rental Housing Production	CDBG: \$0	Rental units constructed: 20 Household Housing Unit
2	Preservation - Owner	2015	2019	Affordable Housing	Citywide	Housing Preservation	CDBG: \$30,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Preservation - Rental	2015	2019	Affordable Housing	Citywide	Housing Preservation	CDBG: \$0	Rental units rehabilitated: 10 Household Housing Unit
4	First Time Homebuyer	2015	2019	Affordable Housing	Citywide	First Time Homebuyer	CDBG: \$0	Direct Financial Assistance to Homebuyers: 5 Households Assisted
5	Reduction of Housing Discrimination	2015	2019	Fair housing	Citywide	Fair Housing	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homelessness Prevention	2015	2019	Homeless	Citywide	Homelessness	CDBG: \$0	Homelessness Prevention: 20 Persons Assisted
7	Service Enriched Housing	2015	2019	Affordable Housing	Citywide	Supportive Housing	CDBG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
8	Improved Health Care Access	2015	2019	Non-Homeless Special Needs	Citywide	Community Development - Health Care Access	CDBG: \$120,062	Public service activities other than Low/Moderate Income Housing Benefit: 3100 Persons Assisted
9	Improve Opportunities for Youth	2015	2019	Youth Services	Citywide	Community Development - Youth Opportunities	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
10	Improve Opportunities for Seniors	2015	2019	Senior Services	Citywide	Community Development - Seniors	CDBG: \$40,905	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Address Emerging Community Needs	2015	2019	Public Services	Citywide	Community Development - Emerging Community Needs	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
12	Improve Public Service Support	2015	2019	Non-Homeless Special Needs	Citywide	Community Development - Infrastructure Improvement	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
13	Promote Economic Development Opportunities	2015	2019	Non-Housing Community Development	Citywide	Community Development - Economic Development	CDBG: \$0	Businesses assisted: 1 Businesses Assisted

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Rental Housing
	Goal Description	Support the efforts of private developers seeking to develop affordable rental housing in Pleasanton (City financial assistance and fee waivers; tax credits secured by project developers); approve 20 new units with rents affordable to low and very low income households.
2	Goal Name	Preservation - Owner
	Goal Description	Provide Housing Rehabilitation Program (HRP) services to 10 low and very low income households.
3	Goal Name	Preservation - Rental
	Goal Description	Identify existing rental properties that might benefit from rehabilitation. When possible, enter into regulatory agreements with owners to ensure long-term affordability (using CDBG and City Housing Funds).
4	Goal Name	First Time Homebuyer
	Goal Description	Continue to offer down payment assistance loans through the Down Payment Assistance program to help bridge the gap between a minimum down payment and first mortgage and increase buying capacity.
5	Goal Name	Reduction of Housing Discrimination
	Goal Description	Contract annually with ECHO Housing or a similar agency for fair housing and complaint investigations services throughout the City. This service is funded through a combination of City Housing Funds and CDBG funding and includes information and outreach to owners, renters, and buyers concerning their rights and obligations and the support services available in the community.

6	Goal Name	Homelessness Prevention
	Goal Description	Continue to work with EveryOne Home, Abode Services, ECHO Housing, the City of Livermore, and other parties involved in the coordination and delivery of homelessness services to reduce the incidence of homelessness in Pleasanton and the Tri-Valley area.
7	Goal Name	Service Enriched Housing
	Goal Description	Work with Alameda County and other partners to create new transitional and permanent housing units county-wide for special needs individuals and families who are extremely low and low income households.
8	Goal Name	Improved Health Care Access
	Goal Description	Continue to provide technical and material support to Axis Community Health regarding implementation of the new clinic. Reserve funding for predevelopment costs for Axis Community Health to provide a dental clinic for low income Tri Valley persons who are Medicaid eligible.
9	Goal Name	Improve Opportunities for Youth
	Goal Description	Continue to implement the recommendations in the City's adopted Youth Master Plan.
10	Goal Name	Improve Opportunities for Seniors
	Goal Description	Work with the City of Pleasanton Paratransit Program and agencies that deliver services to seniors (e.g., Spectrum, Open Heart Kitchen, Senior Support Program, etc.) to improve outreach and access.

developments generally require multiple funding sources from public and private sources. HUD's cap of 15% of the allocation for public services is an obstacle for providing supportive services to homeless population, especially in smaller cities like Pleasanton which does not receive a significant allocation of CDBG funds.

AP-38 Project Summary

Project Summary Information

1	Project Name	City of Pleasanton
	Target Area	Citywide
	Goals Supported	Affordable Rental Housing Preservation - Owner Preservation - Rental First Time Homebuyer Reduction of Housing Discrimination Homelessness Prevention Service Enriched Housing Improved Health Care Access Improve Opportunities for Youth Improve Opportunities for Seniors Address Emerging Community Needs Improve Public Service Support Promote Economic Development Opportunities
	Needs Addressed	Rental Housing Production Housing Preservation First Time Homebuyer Fair Housing Homelessness Supportive Housing Community Development - Health Care Access Community Development - Youth Opportunities Community Development - Seniors Community Development - Emerging Community Needs Community Development - Economic Development

	Funding	CDBG: \$54,539
	Description	Administration of CDBG program by City of Pleasanton staff.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	200 Old Bernal Avenue, Pleasanton, CA 94566-0802 123 Main Street, Pleasanton, CA 94566-0802
	Planned Activities	Administration of CDBG program by City of Pleasanton staff.
2	Project Name	Axis Community Health – Tri-Valley Dental Clinic
	Target Area	Citywide
	Goals Supported	Improved Health Care Access
	Needs Addressed	Community Development - Health Care Access
	Funding	CDBG: \$100,000
	Description	Pre-Construction planning costs for a new community dental clinic.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3,100 unduplicated individuals will be served through this project once completed.
	Location Description	Undetermined
	Planned Activities	Feasibility and preconstruction costs for design of the clinic by the end of 2016.
3	Project Name	Housing Rehabilitation Program

	Target Area	Citywide
	Goals Supported	Preservation - Owner Preservation - Rental
	Needs Addressed	Housing Preservation
	Funding	CDBG: \$30,000 (est. Program Income)
	Description	Provision of grants and loans to low-income Pleasanton home owners and rental housing tenants through the City's Housing Rehabilitation Program. A program administrator will be identified through a joint RFP with the City of Livermore.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	5 Pleasanton home owners and/or renters will receive housing rehabilitation services during the fiscal year.
	Location Description	Properties will be located throughout Pleasanton based on demand and need.
	Planned Activities	
4	Project Name	Tri-Valley Haven – Phone System Replacement
	Target Area	Citywide
	Goals Supported	Improve Public Service Support Capital Improvement Projects
	Needs Addressed	Community Development – Homeless & DV
	Funding	CDBG: \$25,000
	Description	Installation of telephone infrastructure for the crisis line serving homeless and domestic violence survivors calling into the agency.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	1,100 clients will be served through the crisis line in FY2016.
	Location Description	Not applicable (services will be provided throughout the City to any client who meets eligibility requirements).
	Planned Activities	
5	Project Name	Open Heart Kitchen - Ridge View Commons Senior Meal Program & Senior Center Hot Meal Program
	Target Area	Citywide
	Goals Supported	Improve Opportunities for Seniors Address Emerging Community Needs Improve Public Service Support
	Needs Addressed	Community Development - Seniors
	Funding	CDBG: \$40,905
	Description	Provision of a hot meal program on weekday evenings to Pleasanton seniors. Meals are served at Ridge View Commons senior apartments and the Senior Center.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	150 unduplicated senior will receive hot, nutritious meals at an affordable cost during the fiscal year.
	Location Description	Ridge View Commons, 5200 Case Avenue, Pleasanton, CA 94566 Pleasanton Senior Center, 5353 Sunol Boulevard, Pleasanton, CA 94566
	Planned Activities	

7	Project Name	City of Pleasanton – Section 108 Loan Repayment for Axis Clinic
	Target Area	Citywide
	Goals Supported	Improve Community Health Care Access Capital Improvement Projects
	Needs Addressed	Community Development - Seniors Community Development - Emerging Community Needs
	Funding	CDBG: \$20,062
	Description	Annual repayment (City of Pleasanton portion) for Section 108 Loan for Axis Community Health Clinic construction.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Project completed in FY2015/16.
	Location Description	N/A
	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Pleasanton receives an allocation of Community Development Block Grant (CDBG) funds, which may be used for eligible activities, eligible households, and/or eligible areas within its jurisdiction. The CDBG funds are allocated according to a formula based on population data from the 2010 Census and the number of substandard units in each jurisdiction. All projects listed in the "Proposed Projects" tables are intended and open to serve eligible households within the City of Pleasanton. Census tracts that are located completely or partially within the current Pleasanton city limits are as follows: 4506.01, 4506.02, 4506.03, 4506.04, 4506.05, 4506.06, 4506.07, 4506.43, 4506.46, 4507.01, 4507.41, 4507.42, 4507.44, and 4507.45.

Geographic Distribution

Target Area	Percentage of Funds

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For many programs using CDBG funds, such as residential or business rehabilitation, the exact location of the activity is not determined prior to funding the program as a whole. Pursuant to the CDBG Program Final Rule in these instances, the Consolidated Plan must identify who may apply for assistance, the process by which the grantee will select those to receive assistance, and how much and under what terms the assistance will be given.

The City of Pleasanton has contracted with Neighborhood Solutions in prior fiscal years to administer a Housing Rehabilitation Program (HRP) using CDBG, HOME and Lower Income Housing funds for loans and grants serving eligible low-income home owners and renters in Pleasanton. The goal of the program is to conserve, preserve, and improve the housing and neighborhoods by addressing the needs

of low income Pleasanton residents. To that end, the program provides grants or low interest loans to qualifying properties and owners to provide a variety of rehabilitation services, such as rental housing rehabilitation, minor and major home repairs, mobile home repairs, exterior paint or clean-up assistance, seismic retrofitting, and accessibility improvements. Based on past experience, units benefitting from the HRP have been spread throughout the community although mobile home grants are by definition focused in the two largest mobile home parks at 3231 and 3263 Vineyard Avenue in east Pleasanton (census tract 4507.42). These two parks are primarily occupied by low-income seniors.

The rental rehabilitation program is available to those properties in Pleasanton where at least 51% of the units are occupied by low and very low income households, or in which 51% of the units will be rent-restricted through a rental agreement to qualified low income households after rehabilitation. This program provides below-market-interest-rate loans to property owners to complete the rehabilitation. Tenant incomes are verified to determine whether at least half of the units are occupied by lower income households. The property's operating budget is also examined to determine the property's long-term financial feasibility and ability to repay the loan.

HOME Investment Partnership funding is allocated to the jurisdictions within the Alameda County HOME Consortium on a formula basis. HOME funds are distributed throughout all parts of the HOME Consortium. All activities to be undertaken are intended and open to serve eligible households living in the Consortium.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Low income families have difficulty securing housing without income supports and/or housing assistance. Many times they also do not have additional income to pay for other needs such as food, child care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness. According to the 2010 Census, 13.2% (3,243) of Pleasanton's households were low income; 8.7% (2,147) were very low income (50% or below median household income) and 5.7% (1,396) were extremely low income (at or below 30% of median household income). The 2000 Alameda County median family income was \$67,600. In 2016, it is \$93,600. This is a 38% increase in 16 years.

The most commonly available anti-poverty strategies are implemented at the county level and are addressed in the County's section of the Consolidated Plan. The Section 8 certificate and voucher program for Pleasanton residents is currently coordinated through the Housing Authority of the County of Alameda (HACA). The City will consider supporting requests by residents of local senior apartment complexes to receive additional rent subsidies for seniors as opportunities arise. [HACA approved a formal award of 50 Project-based Section 8 Vouchers for the first phase of the Kottinger Gardens senior housing development.]

Actions planned to address obstacles to meeting underserved needs

There is significant focus on the provision of affordable housing, supportive social services, and community development programs in Pleasanton among all levels of the public and private sectors. A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. These groups, including the Urban County Technical Advisory Committees, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the different jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the Urban County. An additional strength is the growing

level of coordination between service providers, particularly those addressing housing needs of the homeless and special needs populations, and affordable housing in collaborations. Non-housing community development programs within the Urban County have involved coordination between the Urban County jurisdictions and the agencies or organizations focused on the particular community development area, which might be infrastructure improvements, economic development, accessibility improvements or child care.

Actions planned to foster and maintain affordable housing

The primary gaps facing Pleasanton and its neighbor cities in delivering affordable and supportive housing are primarily the lack of financial resources (including land) for development, operations, and support services combined with a location that has the highest costs in the region. Community development efforts are frequently limited due to a lack of financial resources. In some cases, there is need for stronger coordination between agencies and organizations although it is generally felt that the region enjoys a high level of coordination and simply needs to continue to foster and expand existing collaborative relationships.

Addressing gaps will continue to be a high priority for Pleasanton. The City will continue its efforts to identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies. The City has participated in the larger homeless and special needs housing initiatives (the EveryOne Home Plan and the annual Continuum of Care funding process) to select priorities and projects for homeless and special needs funding, and may participate in more focused subregional efforts in the near future. The City uses Lower Income Housing Trust funds to leverage HOME funds and provide for housing counseling services in conjunction with tenant based rental assistance subsidies for persons experiencing or at risk of homelessness.

Actions planned to reduce lead-based paint hazards

Lead poisoning is a serious issue in some parts of Alameda County where there are significant numbers of older homes occupied by low income families with children (older homes are most likely to contain lead hazards). Lead hazards are defined as any condition that causes exposure to lead from lead-

contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects. Common sources of lead poisoning are lead-based paint hazards from dust, deteriorated paint, and contaminated soil.

No new programs are being considered for the five-year period to reduce lead-based paint hazards inasmuch as the City's housing stock is generally young (post-1978) and in good condition. Mitigations are currently implemented on an as needed basis in conjunction with County administered Housing Rehabilitation and Minor Home Repair Program activities. The City is not currently a party to the joint powers agreement which established Alameda County's existing lead abatement program. However, Pleasanton is likely to increase its involvement in lead based paint hazard reduction as involvement in housing rehabilitation programs increases in the future. The City will continue its collaboration with the Alameda County Lead Hazard Prevention Program on marketing and outreach efforts in the Tri-Valley area.

Through its subrecipients of federal funds, the City conducts lead-based paint inspections on tenant-based rental assistance for HOME units built before 1978 as required as part of Housing Quality Standard (HQS) Inspections. Lead inspections are also conducted as a part of any grants or loans for owner-occupied or rental units funded through the City's Housing Rehabilitation Program (HRP).

Actions planned to reduce the number of poverty-level families

A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between service providers, particularly those addressing housing needs of the homeless, special needs populations, and housing providers. Pleasanton participates on the Alameda County HOME Consortium Technical Advisory Committee (TAC) which is comprised of staff from the member jurisdictions and the County. The TAC meets bi-monthly to discuss programmatic and policy matters relating to the HOME program as well as broader federal housing and community development funding sources.

Many collaboration efforts are coordinated at the County level. The Shelter Plus Care and the Supportive Housing Program serve the homeless through housing rental assistance and supportive

services and aim to reduce the number of people living in poverty in the County. Consortium jurisdictions are working to implement the EveryOne Home Plan, which includes representatives from local jurisdictions, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business and labor representatives, education and health care professionals.

The Workforce Investment Board emphasizes private sector, employer-driven job training programs. The Alameda County Self-Sufficiency Program is designed to operate as a single, integrated system for the delivery of work-first, employment focused services. It complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The Self-Sufficiency Centers provide employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans. The program encourages community partnerships to leverage and maximize funds, prevent duplication of service delivery, and develop the capacity of the community to sustain a safety-net for an expanding population.

The HOME Program provides rental housing projects to assist households earning 60% or less of area median income. Priority considerations are given to proposals that include income targeting to households earning less than 30% of area median income, a target group that includes households living in poverty. Housing developments targeted to families and individuals in this income group often have a social services component to assist the households with other needs such as job training, skill building, case management, and subsidized child care.

Compliance with Section 3 of the Housing Act of 1968 is required in connection with many City of Pleasanton contracts. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects will be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing. The City has developed materials to distribute to contractors to ensure their good faith efforts in complying with Section 3 requirements.

Actions planned to develop institutional structure

The primary gaps facing Pleasanton and its neighbor cities in delivering affordable and supportive housing are primarily the lack of financial resources (including land) for development, operations, and support services combined with a location that has the highest costs in the region. Community development efforts are frequently limited due to a lack of financial resources. In some cases, there is need for stronger coordination between agencies and organizations although it is generally felt that the region enjoys a high level of coordination and simply needs to continue to foster and expand existing collaborative relationships.

Addressing gaps will continue to be a high priority for Pleasanton. The City will continue its efforts to identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies. The City has streamlined and improved the process for selecting and funding housing and community development projects for its HOME and CDBG programs. In addition, the City has participated in the larger homeless and special needs housing initiatives (the EveryOne Home Plan and the annual Continuum of Care funding process) to select priorities and projects for homeless and special needs funding, and may participate in more focused subregional efforts in the near future.

Actions planned to enhance coordination between public and private housing and social service agencies

See above.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	30,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	30,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Annual Action Plan 49
2016

CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - a) The dangers of drug abuse in the workplace;
 - b) The grantee's policy of maintaining a drug-free workplace;
 - c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
 - a) Abide by the terms of the statement; and
 - b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

- b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- 7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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.

Consistency with Plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official
Brian Dolan

Date

Assistant City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program years **2012, 2013, and 2014** shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official
Brian Dolan

Date

Assistant City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official
Brian Dolan

Date

Assistant City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code):

City of Pleasanton Offices
123 Main Street / 200 Old Bernal Ave.
Pleasanton, Alameda County, CA 94566

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).



**DRAFT
ACTION PLAN
NON-HOME FUNDS
FY 2016-20157**

CITY OF SAN LEANDRO

***ALAMEDA COUNTY
HOME CONSORTIUM***

Draft Considered by Council on March 21, 2016

30-Day Public Comment Period: March 22nd – April 20th, 2016

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The FY 2015-2019 Five-Year Housing and Community Development Strategic Plan (Consolidated Plan) identifies the housing and community development needs in San Leandro and outlines the strategies for meeting those needs. It updates the existing FY 2010-2014 Five-Year Consolidated Plan. The Draft FY 2016-2017 Annual Action Plan (Action Plan) represents the second year of the FY 2015-2019 Consolidated Plan and implements the strategies through the use of Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds from the U.S. Department of Housing and Urban Development (HUD).

As a CDBG entitlement grantee, the City directly receives CDBG funds from HUD each year. In order to receive its annual CDBG grant allocation from HUD, the City must update its Consolidated Plan every five years and submit an Annual Action Plan to HUD.

The City participates in the Alameda County HOME Consortium, which is made up of Alameda County and Alameda County cities, excluding Berkeley and Oakland. As such, the City must apply to the County to receive its annual share of HOME funding. As part of this process, the City's Annual Action Plans must be submitted to Alameda County. The County serves as the lead agency for the Consortium and the HOME Program and is responsible for submittal to HUD of the Annual Action Plan documents on behalf of the entire Consortium.

There are three major goals identified for the funds under the Housing and Community Development Act from which the CDBG Program originated: 1) Provide decent housing, 2) Provide a suitable living environment, and 3) Expand economic opportunity.

In addition, CDBG funds must be used to meet one of three national objectives: 1) benefit low- and moderate-income persons, 2) aid in the prevention of slum and blight, or 3) meet an urgent need. Even if a project is suitable for one of the City's eligible categories, it must also pass the low- and moderate-income benefit test (at least 51% of the beneficiaries have incomes at or below 80% Area Median Income or a project benefits an area with a majority of low-moderate income people.

HOME funds, meanwhile, must be used specifically for housing opportunities for low- and moderate-income persons.

The City will receive \$650,261 in CDBG funds. In addition, the City will receive \$156,659 in new HOME funds available for general administration and affordable housing projects as part of the Alameda County HOME Consortium.

2. Summarize the objectives and outcomes identified in the Plan

After assessing the City's housing and community development priority needs, evaluating the Five-Year Strategic Plan objectives for FY 2015-2019, and analyzing CDBG eligibility criteria, the City is proposing to allocate its available CDBG dollars in the following eligible funding categories: Public Services, Public Facilities, Housing Activities, and General Administration.

For public services the City proposes to fund homeless services and a shelter, family support services for abused children and their families, and services for special needs population (i.e. meal delivery service for homebound seniors and meals in supportive settings for seniors). The funding allocated to public services for FY 2016-2017 will not exceed \$97,539 to adhere to the HUD-regulated 15% spending cap on public services. The following public service agencies will be funded with CDBG in FY 2016-2017: CALICO (\$20,071), Davis Street Family Resource Center (\$35,731), SOS/Meals on Wheels (\$26,591), and Spectrum Community Services (\$15,146).

For Public Facilities, the City must allocate \$198,234 to HUD for principal/interest payments for the City's outstanding \$2.5 million HUD Section 108 loan which was used to construct the City's senior center. In addition, staff proposes allocating \$134,436 to continue to assist in the implementation of the City's 2010 Updated ADA Transition Plan by funding the completion of architectural modifications designed to make City facilities (including the Main Library, Marina Community Center, City Hall, South Offices, Police Department, Washington Manor Library, and Marina Park) more accessible to persons with disabilities.

For Housing Activities, staff recommends providing \$90,000 of CDBG funds to fund City's Single-Family Housing Rehabilitation Grant Program, which provides minor repair grants to extremely low- and very-low income San Leandro homeowners.

The City's administration funding for FY 2016-2017 is \$130,052 in order to adhere to the HUD-regulated 20% spending cap on general administration. Staff is recommending to allocate \$120,052 to City staffing for program administration. CDBG funds will also once again be allocated to ECHO Housing's Fair Housing services. Staff proposes to allocate \$10,000 to fair housing services to assist the City in meeting HUD requirements to affirmatively further fair housing.

The objectives and outcomes for each of these CDBG-funded activities are described in details in Section AP-38 Projects Summary on page 13.

Additionally, staff proposes to continue using the City's HOME funds for the acquisition, rehabilitation, and/or new construction of affordable rental housing as well as tenant-based rental assistance to serve lower income households in need. The City will be allocating \$256,761 in unused/carryover HOME funds to BRIDGE Housing's Marea Alta Senior project, an 85-unit senior rental housing development.

The main obstacles to addressing the City's underserved needs are: 1) the continued reductions in funding levels for the CDBG and HOME programs, and 2) the excess of need far exceeding the amounts of funding available.

3. Evaluation of past performance

Past performance for public services and capital improvement projects was evaluated and described in the City's HUD-approved Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2014-2015.

4. Summary of Citizen Participation Process and consultation process

HUD Consolidated Plan regulations require and provide guidelines for the City to develop a citizen participation plan that governs the public input and noticing process for creating the consolidated plan

and subsequent annual action plans. The goal of the citizen participation plan is to encourage broader public involvement in the planning and allocation of CDBG and HOME funds and implementation of related programs. A minimum of two (2) public hearings are required with at least one (1) hearing to be held before the Draft FY 2016-2017 Annual Action Plan is published for public comment.

Notice of a summary and the availability of the Draft FY 2016-2017 Annual Action Plan for 30-day public comment was published in a locally circulated newspaper, *Daily Review*, on March 4, 2016. The City Council will hold a public hearing on March 21, 2016 to receive initial public input on the Draft Annual Action Plan and to begin the 30-day comment from March 22nd through April 20th, 2016. The Draft Action Plan was available for public review and comment during the 30-day period at City Hall (City Clerk's office and Community Development Department), the Main Library, and the City website (www.sanleandro.org/depts/cd/housing/plans.asp).

5. Summary of public comments

Any public comments received during the 30-day public comment period from March 22nd through April 20th, 2016 will be documented.

6. Summary of comments or views not accepted and the reasons for not accepting them
None.

7. Summary

The City has proposed allocating its available CDBG funds to the activities and projects, described above, in order to address the City's housing and community development needs.

DRAFT

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SAN LEANDRO	
CDBG Administrator	SAN LEANDRO	Community Development Dept.
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Steve P. Hernandez, Housing Specialist II
City of San Leandro
Community Development Department
Housing Services Division
835 East 14th Street
San Leandro, CA 94577
work: 510.577.6005
fax: 510.577.6007
shernandez@sanleandro.org

AP-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The Action Plan is an important document for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Action Plan focuses attention on housing and community development needs and resources available to meet these needs. The FY 2016-2017 Action Plan will be prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, meets bi-monthly to provide policy input into the Action Plan planning process.

The City of San Leandro will continue to coordinate available CDBG, HOME, and local funds to provide housing programs, public service assistance, capital improvements, and economic development activities for eligible residents and neighborhoods in FY 2016-2017. Housing-related activities will be coordinated between various City divisions, including Planning and Housing Services. The City will also coordinate with Alameda County, County HOME Consortium member cities, and non-profit agencies to address housing needs. The City will work with Alameda County to administer HOME funds for acquisition, rehabilitation, and/or new construction of affordable rental housing as well as tenant-based rental assistance. The City will continue to contract for housing services such as fair housing and tenant/landlord counseling. The City staff will continue to work closely with local non-profit agencies, the County, and other HOME Consortium members to identify permanent affordable, emergency and transitional housing needs (along with necessary supportive services) for the homeless and/or persons with special needs. HOME Consortium members have agreed to continue funding the regional Tenant-Based Rental Assistance (TBRA) for Homeless Families Program, a transitional housing program that provides short-term rental subsidies and support services to assist homeless families attain permanent housing. In addition, the Housing Authority of Alameda County (HACA) administers the HUD Section 8 Housing Voucher Program for San Leandro, and the City will continue support for the Housing Authority in its efforts to maintain the current level of vouchers for eligible San Leandrans.

The City will continue to provide CDBG funds to the City's Community Assistance Grant Program (CAP). Efforts will continue to include the Human Services Commission (HSC) and non-profit agency directors/members to improve and evaluate the needs assessment and funding process. HSC identifies social service needs in the community, reviews requests for funds, and makes recommendations for City financial support to social service agencies.

Additionally, CDBG funds are expected to be made available for City-initiated and/or non-profit capital improvement projects. Should funds be available, non-profit improvements will be coordinated within the City's Planning, Building & Safety Services, Engineering & Transportation, Public Works Departments, and the City Council.

Commercial revitalization efforts, furthermore, will continue through the City's Office of Business Development (OBD) staff. OBD staff work closely with CDBG staff, local business organizations (such as the Chamber of Commerce and Downtown Business Association), surrounding communities, and various other economic development organizations to better address and determine the City's future economic and job needs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

EveryOne Home activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan. Planning efforts began in 2004 as a unique collaboration among community stakeholders, cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services, and mental health services — that share overlapping client populations and a recognition that stable housing is a critical cornerstone to the health and well-being of homeless and at-risk people, and our communities. Since its publication in 2006 the Plan has been adopted by the Alameda County Board of Supervisors and all fourteen (14) cities, including San Leandro, and endorsed by numerous community organizations.

Implementation of the EveryOne Home Plan is spearheaded by a community-based organization of the same name. It is guided by a Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofit service providers and housing developers, businesses, law enforcement, housing authorities, and faith-based organizations.

EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies: 1) Prevent homelessness and other housing crises; 2) Increase housing opportunities for homeless and extremely low-income households; 3) Deliver flexible services to support stability and independence; 4) Measure success and report outcomes; and 5) Develop long-term leadership and build political will.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of San Leandro will continue to provide pro-rata funding in supporting the administration and implementation of the EveryOne Home Plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee is supportive of the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time being homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began early in 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and the Executive Director of EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with the American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of the Priority Home Partnership (PHP), which was a county-wide program to implement HPRP. In order to learn from the best practices established by PHP, the group agreed to meet regularly to prepare for the submission of this Substantial Amendment and to coordinate around the use of future ESG funding via regular meetings and discussions with EveryOne Home. Subsequent to those calls, on March 1, 2012, EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continued through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY 2014 ESG funding.

2. Agencies, groups, organizations and others who participated in the process and consultations

Consultation is still on-going.

1	Agency/Group/Organization	City of San Leandro Human Services Commission
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

Table 2– Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	EveryOne Home	EveryOne Home and the San Leandro FY 2016-2017 Action Plan both address the region's homelessness needs.

Table 3– Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Notices of a summary and the availability of the Draft FY 2016-2017 Annual Action Plan for 30-day public comment was published in a locally circulated newspaper, *Daily Review*, on March 4, 2016. The City Council will hold a public hearing on March 21, 2016 to receive initial public input on the Draft Annual Action Plan and to begin the 30-day comment from March 22nd through April 20th, 2016. The Draft Action Plan will be available for public review and comment at City Hall (City Clerk’s office and Community Development Department), the Main Library, and the City website (www.sanleandro.org/depts/cd/housing/plans.asp) during the 30-day period. The Final Action Plan will be reviewed and approved at a City Council public hearing on May 2, 2016.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting Public Hearing scheduled at March 21, 2016 City Council Meeting	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Persons with disabilities Non-targeted/broad community Homeowners' Associations				
2	Newspaper Ad Published March 4, 2016 in the <i>Daily Review</i>	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Persons with disabilities Non-targeted/broad community Homeowners' Associations				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.420(b), 91.220(c) (1, 2)

Introduction

This section provides a brief description of the federal CDBG and HOME funds available to implement the City's FY 2016-2017 Annual Action Plan, which outlines the second year of the FY 2015-2019 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$650,261	\$0	\$0	\$650,261	\$0	As a CDBG entitlement locality, the City of San Leandro directly receives CDBG funds annually from the U.S. Department of Housing and Urban Development (HUD). CDBG funds can be used for a variety of housing and community development activities which benefit lower income individuals and families.
HOME	public - federal	Acquisition Admin and Planning Housing Other	\$156,659	\$0	\$0	\$156,659	\$0	The City of San Leandro receives HOME funds via a formula allocation through the Alameda County HOME Consortium. The HOME Program provides flexible funding to states and local governments for affordable housing programs and activities for low-income households. HOME funds can be used to acquire, rehabilitate, and construct affordable housing, as well as to provide tenant-based rental assistance or homebuyer assistance or homeowner rehabilitation for income-eligible individuals and families..

Table 5 - Expected Resources – Priority Table

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Needs Goals	2015	2019	Affordable Housing	City-Wide	Affordable Housing Needs	CDBG: \$100,000	Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Homelessness Needs Goals	2015	2019	Homeless	City-Wide	Homeless Needs	CDBG: \$0	Homeless Person Overnight Shelter: 200 Persons Assisted Homelessness Prevention: 215 Persons Assisted
3	Supportive Housing Needs Goals	2015	2019	Non-Homeless Special Needs	City-Wide	Supportive Housing Needs	CDBG: \$0	Other: 0 Other
4	Community Development Needs Goals	2015	2019	Non-Housing Community Development	City-Wide	Community Development Needs - Public Services Community Development Needs - Public Facilities Community Development Needs - Economic Development	CDBG: \$231,975	Public service activities other than Low/Moderate Income Housing Benefit: 10441 Persons Assisted

Table 6 - Goals Summary

Goal Descriptions (see attached AP-23 Annual Goals Summary Table)



User: C90862
 Role: Grantee
 Organization: SAN LEANDRO
 - Switch Profile
 - Logout

Activity
 - Add
 - Search
 - Search HOME
 - CDBG Cancellation

Project
 - Add
 - Search
 - Copy

Consolidated Plans
 - Add
 - Copy
 - Search

Annual Action Plans
 - Add
 - Copy
 - Search

Consolidated Annual Performance Evaluation Report
 - Add
 - Search

Utilities
 - Home
 - Data Downloads
 - Print Page
 - Help

Links
 - Contact Support
 - Rules of Behavior
 - CPD Home
 - HUD Home

Plans/Projects/Activities Funding/Drawdown Grant Grantee/PJ Admin Reports

Annual Action Plan
 AP-23 Annual Goals Summary

Close

Goal	Category	Geographic Area	Needs Addressed	Funding
Affordable Housing Needs Goals	Affordable Housing	City-Wide	Affordable Housing Needs	CDBG : \$100,000
	Start Year: 2015	End Year: 2019	Outcome: Affordability	Objective: Provide decent affordable housing
	Narrative:			
	Goal Outcome Indicator		Quantity	UoM
Public service activities for Low/Moderate Income Housing Benefit		15	Households Assisted	
Homeowner Housing Rehabilitated		15	Household Housing Unit	
Homelessness Needs Goals	Homeless	City-Wide	Homeless Needs	CDBG : \$0
	Start Year: 2015	End Year: 2019	Outcome: Availability/accessibility	Objective: Create suitable living environments
	Narrative:			
	Goal Outcome Indicator		Quantity	UoM
Homeless Person Overnight Shelter		200	Persons Assisted	
Homelessness Prevention		215	Persons Assisted	
Supportive Housing Needs Goals	Non-Homeless Special Needs	City-Wide	Supportive Housing Needs	
	Start Year: 2015	End Year: 2019	Outcome: Availability/accessibility	Objective: Create suitable living environments
	Narrative:			
	Goal Outcome Indicator		Quantity	UoM
Other		0	Other	
Community Development Needs Goals	Non-Housing Community Development	City-Wide	Community Development Needs - Public Services Community Development Needs - Public Facilities Community Development Needs - Economic Development	CDBG : \$231,975
	Start Year: 2015	End Year: 2019	Outcome: Availability/accessibility	Objective: Create suitable living environments
	Narrative:			
	Goal Outcome Indicator		Quantity	UoM
Public service activities other than Low/Moderate Income Housing Benefit		10,441	Persons Assisted	

Close

AP-35 Projects - 91.420, 91.220(d)

Introduction

CDBG funds can be used for four (4) general types of projects: housing, capital projects, economic development, and public services. All projects must meet at least one (1) of HUD's national objectives: 1) to benefit low/moderate-income people; 2) to prevent or eliminate slums and blight; and 3) to meet an urgent community development need.

Even if a project is suitable for one of the City's eligible categories, it must also pass the low- and moderate-income benefit test. A project basically meets this standard if at least 51% of the beneficiaries have low-moderate incomes (i.e., incomes at or below 80% of Area Median Income) or if the project benefits an area (e.g., census tracts, service area, neighborhood, etc.) with a majority of low-moderate income people. Funded projects are required to document the income levels of persons and households receiving these services.

After assessing the City's housing and community development priority needs, evaluating the Five-Year Strategic Plan objectives for FY 2015-2019, and analyzing CDBG eligibility criteria, the City is proposing to allocate its available CDBG dollars in the following eligible funding categories: Public Services, Public Facilities, Housing Activities, and General Administration.

The City of San Leandro allocates its annual federal CDBG and HOME funds to address the City's housing and community development needs identified in the City's FY 2015-2019 Five-Year Housing and Community Development Strategic Plan (Consolidated Plan).

#	Project Name
1	Davis Street Family Resource Center's Family Support Services - Basic Needs Program
2	CALICO - San Leandro Child Abuse Intervention Project
3	SOS/Meals on Wheels - Meal Delivery Service to Homebound Seniors
4	Spectrum Community Services - San Leandro Senior Nutrition and Activities Program
5	CDBG Program Administration
6	ECHO Housing - Fair Housing Program
7	Section 108 Loan Repayment
8	City of San Leandro ADA Transition Plan for City Facilities
9	Single-Family Housing Rehabilitation Program

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The four (4) public services agencies (CALICO, Davis Street Family Resource Center, SOS/Meals on Wheels, and Spectrum Community Services) selected to be funded in FY 2015-2016 are among fifteen (15) agencies who submitted an application to the City-issued FY 2015-2017 Community Assistance Grant Program (CAP) RFP. These agencies provide critical, and CDBG-eligible, social services for San Leandro residents, thus, meeting the City's Consolidated Plan priority needs, and the City's Human Services Commission recommended that these 4 agencies be funded with CDBG funds.

The City's allocation to ECHO Housing to provide fair housing services is consistent with the Consolidated Plan priority and the City's commitment to affirmatively further fair housing.

The allocation for the City's HUD Section 108 Loan repayment is in accordance with the 20-year repayment schedule for the City's \$2.5 million HUD Section 108 Loan used to complete the City's senior center.

The City's ADA Transition Plan, partially funded with CDBG funds, outlines the City's commitment to make City facilities for ADA accessible.

Lastly, the City is able to provide lower-income San Leandro homeowners with minor repair grants using CDBG funds to ensure that these existing, affordable homes are preserved and in safe conditions.

The main obstacles to addressing the City's underserved needs are: 1) the continued reductions in funding levels for the CDBG and HOME programs, and 2) the excess of need far exceeding the amounts of funding available.

DRAFT

AP-38 Project Summary

Project Summary Information (see attached AP-38 Projects Summary Table)

DRAFT



User: C90852
 Role: Grantee
 Organization:
 SAN LEANDRO
 - Switch Profile
 - Logout

Activity
 - Add
 - Search
 - Search HOME
 - CDBG Cancellation

Project
 - Add
 - Search
 - Copy

Consolidated Plans
 - Add
 - Copy
 - Search

Annual Action Plans
 - Add
 - Copy
 - Search

Consolidated Annual Performance Evaluation Report
 - Add
 - Search

Utilities
 - Home
 - Data Downloads
 - Print Page
 - Help

Links
 - Contact Support
 - Rules of Behavior
 - CPD Home
 - HUD Home

Plans/Projects/Activities	Funding/Drawdown	Grant	Grantee/PJ	Admin	Reports
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Annual Action Plan (2016-1)

AP-38 Project Summary

[Return to Annual Action Plan Projects](#)

Project Summary Information

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
	Davis Street Family Resource Center's Family Support Services - Basic Needs Program		City-Wide - Local Target area	Community Development Needs - Public Services	CDBG : \$35,731
	Description Comprehensive Family Resource Center provides emergency services to low-income people in San Leandro enabling them to move out of poverty and into self-sufficiency. Family Support Services program include basic needs services, food, clothing, and housing assistance, employment support in addition to counseling case management and information and referral, free medical and dental care, and child care.				
	Target Date for Completion 06/30/2017				
1	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)		12,694 low-income individuals and families will receive Basic Needs Services, including emergency food which includes food bags for the entire family for 7 days. 150 clients will receive crisis intervention and/or short term community counseling and/or substance abuse prevention services.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) Davis Street Family Resource Center, 3081 Teagarden Street, San Leandro, CA 94577				
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) Basic Needs Program will provide 12,694 San Leandro clients with emergency food. Clients will be screened for eligibility for other services and referred to other community providers. Counseling services, including weekly individual, family and crisis intervention and substance abuse prevention and short-term counseling will be provided to 150 clients at both family resource centers and 10 San Leandro schools.				
	CALICO - San Leandro Child Abuse Intervention Project		City-Wide - Local Target area	Community Development Needs - Public Services	CDBG : \$20,071
	Description CALICO, the Child Abuse Listening, Interviewing, and Coordination Center, provide family support services to improve mental health outcomes for San Leandro children who have suffered abuse and their families.				
	Target Date for Completion 06/30/2017				
2	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)		Fifty (50) abused children and thirty-six (36) caregivers will receive critical family support services, which includes forensic interviews.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) CALICO Interview Center, 524 Estudillo Avenue, San Leandro, CA 94577				
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) CALICO's Family Resource Specialist (FRS), a skilled mental health clinician, will provide critical therapeutic interventions that can place 50 abused children on the path of healthy adulthood. FRS will also provide caregivers with ongoing support that prevents that recurrence of violence and begins to foster healing for the children.				
	SOS/Meals on Wheels - Meal Delivery Service to Homebound Seniors		City-Wide - Local Target area	Community Development Needs - Public Services	CDBG : \$26,591
	Description SOS/Meals on Wheels program delivers warm, nutritious meals to homebound seniors who are 60 years of age or older and unable to buy or prepare food for themselves.				
	Target Date for Completion 06/30/2017				
3	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)		270 homebound seniors will be provided with warm, nutritious meals.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) The meals are delivered to the seniors' homes throughout the City.				
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) SOS/Meals on Wheels will deliver warm, nutritious meals to 270 homebound seniors in San Leandro. Drivers will also provide health check-in visits and assist seniors with small tasks.				

	Spectrum Community Services - San Leandro Senior Nutrition and Activities Program	City-Wide - Local Target area	Community Development Needs - Public Services	CDBG : \$15,146							
	Description	Spectrum's Senior Nutrition and Activities Program (SNAP) help low-income San Leandro seniors stay health and independent by serving hot, nutritious meals in supportive settings, 5 days week.									
	Target Date for Completion	06/30/2017									
4	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	480 low-income seniors will receive hot, nutritious meals in a congregate meal settings.									
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	San Leandro Senior Community Center, 13939 East 14th Street, San Leandro, CA 94577. Fargo Senior Center, 868 Fargo Avenue, San Leandro, CA 94579.									
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Spectrum's Senior Nutrition and Activities Program (SNAP) will serve 480 low-income San Leandro seniors with hot, nutritious meals 5 days week, 248 days per year at the San Leandro Senior Community Center and at the Fargo Senior Center.									
	CDBG Program Administration	City-Wide - Local Target area	<table border="1"> <tr><td>Affordable Housing Needs</td></tr> <tr><td>Homeless Needs</td></tr> <tr><td>Supportive Housing Needs</td></tr> <tr><td>Community Development Needs - Public Services</td></tr> <tr><td>Community Development Needs - Public Facilities</td></tr> <tr><td>Community Development Needs - Economic Development</td></tr> <tr><td>Administration</td></tr> </table>	Affordable Housing Needs	Homeless Needs	Supportive Housing Needs	Community Development Needs - Public Services	Community Development Needs - Public Facilities	Community Development Needs - Economic Development	Administration	CDBG : \$120,052
Affordable Housing Needs											
Homeless Needs											
Supportive Housing Needs											
Community Development Needs - Public Services											
Community Development Needs - Public Facilities											
Community Development Needs - Economic Development											
Administration											
	Description	General administration and oversight of the CDBG Program.									
	Target Date for Completion	06/30/2017									
5	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	13,705 low-income clients will be assisted with CDBG-funded services. This includes 13,680 public services clients; 10 Fair Housing services clients; and 15 housing rehabilitation program clients.									
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Various locations throughout the City and the County.									
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	The City will continue to allocate 20% of its annual CDBG entitlement fund allocation to the administration of the City's CDBG program.									
	ECHO Housing - Fair Housing Program	City-Wide - Local Target area	Affordable Housing Needs Administration	CDBG : \$10,000							
	Description	ECHO Housing provides fair housing services to San Leandro residents to reduce housing discrimination in the City.									
	Target Date for Completion	06/30/2017									
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Ten (10) low-income households will be assisted with fair housing services.									
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	ECHO Housing staff provides fair housing services over the phone.									
6	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	<p>ECHO Housing Fair Housing Coordinator will:</p> <ul style="list-style-type: none"> provide services to San Leandro households inquiring about fair housing and related issues, and/or alleging housing discrimination by evaluating and investigating complaints within 24 hours, when feasible, using trained investigators. If discrimination is suspected, mediation will be offered or referrals will be made to private attorneys or government agencies if the complainant so desires. conduct a systematic fair housing audit to determine fair housing compliance, analyze data, and provide follow-up and training for non-compliant property owners and/or managers. conduct an annual April Fair Housing Month event and a fair housing training session for tenant and/or potential homebuyers. conduct presentations on fair housing issues; distribute fliers/brochures at public locations such as libraries, churches, community groups, social service agencies, and stores; and disseminate quarterly public service announcements. 									
7	Section 108 Loan Repayment	City-Wide - Local Target area	Community Development Needs - Public Facilities	CDBG : \$198,234							
	Description	The City received \$2.5 million HUD Section 108 Loan to complete the construction of the senior center. With the completion of the facility, the City will now make repayments based on the repayment schedule provided by HUD. The City pledges future CDBG funds to repay the \$2.5 million loan over 20 years.									
	Target Date for Completion	06/30/2017									
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Not applicable.									

Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Not applicable.		
Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	The City will use CDBG funds to repay its \$2.5 million HUD Section 108 Loan used to complete the construction of the City's senior center. The repayment amounts are in accordance with HUD's 20-year repayment schedule.		
City of San Leandro ADA Transition Plan for City Facilities	City-Wide - Local Target area	Community Development Needs - Public Facilities	CDBG : \$134,436
Description	The Departments of Engineering & Transportation and Public Works will complete architectural modifications to City facilities (Main Library, Marina Community Center, City Hall, South Offices, Police Department, Washington Manor Library, and Marina Park) to make them more ADA accessible.		
Target Date for Completion			
Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Not applicable.		
Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Several City facilities (Main Library, Marina Community Center, City Hall, City Hall - South Offices, Police Department building, Washington Manor Library, and Marina Park).		
Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	CDBG funds will be used to make City Facilities (Main Library, Marina Community Center, City Hall, City Hall - South Offices, Police Department building, Washington Manor Library, and Marina Park) more accessible for seniors and disabled persons.		
Single-Family Housing Rehabilitation Program	City-Wide - Local Target area	Affordable Housing Needs	CDBG : \$90,000
Description	The City's Single-Family Housing Rehabilitation Program will provide grants to very low- and low-income households for minor repairs to their homes.		
Target Date for Completion	06/30/2017		
Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Fifteen (15) low-income households will have minor repairs completed in their single-family or mobile homes.		
Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	The owner-occupied homes, located within the jurisdictional boundaries of the City of San Leandro, will be identified once the applications are processed.		
Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	CDBG funds will be used to provide grants to 15 income-eligible (extremely low- and very low-income) households to complete repairs to their owner-occupied single-family or mobile homes. Grants may be used for minor repairs that improve health and safety, home accessibility, exterior clean up, exterior paint, and seismic strengthening.		

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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Most of the activities in the Action Plan meet the needs of the entire City. The income structure of the City is fairly diverse, and there are few low-income census tract areas. Potential sites that could possibly accommodate affordable housing and homeless facilities are identified in the City's current Housing Element of the General Plan. Geography was not used to determine funding allocation priorities.

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	100

Table 8 - Geographic Distribution

DRAFT

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

To carry out the following strategies outlined in the City of San Leandro's Consolidated Plan, the City will pursue the following planned actions.

Actions planned to address obstacles to meeting underserved needs

The Consolidated Plan priorities are designed to address the underserved needs in San Leandro. The primary obstacle to meeting the City's underserved needs is securing adequate funding resources.

Actions planned to foster and maintain affordable housing

The City will coordinate and collaborate with Alameda County to administer HOME funds for acquisition, rehabilitation, and/or new construction of affordable rental housing as well as tenant-based rental assistance. The City staff will continue to work closely with local non-profit agencies, the County, and other HOME Consortium member cities to identify permanent affordable housing as well as emergency and transitional housing needs (along with necessary supportive services) for the homeless and/or persons with special needs. HOME Consortium members, including San Leandro, have also agreed to continue funding the consortium-wide Tenant-Based Rental Assistance (TBRA) for Homeless Families Program, a transitional housing program that provides short-term rental subsidies, job preparation and placements, case management, and other support services to assist homeless families attain permanent housing.

The City, moreover, will continue to contract with ECHO Housing for housing services such as fair housing and tenant/landlord counseling. These services help maintain people in housing and prevent homelessness.

Furthermore, the City's Housing Rehabilitation Program for minor home repair grants for owner-occupied homes historically preserved and improved the City's existing housing stock for extremely low and very low-income homeowners and also assisted elderly homeowners to age in place.

Lastly, the City will continue to monitor the preservation of 1,446 Below-Market Rate (BMR) rental units (funded and/or regulated by the City/Redevelopment Agency and/or regulated by State Low-Income Housing Tax Credit Program) for tenants earning between 30% and 120% of the Area Median Income and fifty-six (56) existing BMR ownership units.

Actions planned to reduce lead-based paint hazards

The new Environmental Protection Agency (EPA) rule effective April 22, 2010 requires that contractors be EPA-lead certified prior to beginning work on structures built before 1978. The City, specifically its Building & Safety Services Division, requires contractors, who are working on homes built prior to 1978, to demonstrate that they have satisfied the EPA law prior to providing them the City building permits needed.

Should the City use federal funds, such as HOME funds, for acquisition and/or rehabilitation of

apartments for preservation or maintenance as affordable housing, it will inform tenants of lead-based paint and comply with both the new EPA law on lead and renovation as well as with applicable HUD lead-based paint hazard reduction guidelines and regulations.

Actions planned to reduce the number of poverty-level families

Section 220 of the 1992 Housing and Community Development Act requires jurisdictions to describe the goals, programs, and policies that will reduce the number of households with incomes below the poverty level. One strategy for increasing household income is to improve the employment potential of those who are seeking to break from the cycle of poverty. The City's Community Assistance Grant Program (CAP), which is currently funded with CDBG funds, will continue to support non-profit agencies that provide job assistance and related services to low-income members of the community.

The City's Office of Business Development actively seeks new commercial office and retail developments that may result in new employment opportunities for residents. The CDBG staff will continue to work closely with the City's Office of Business Development staff to develop eligible projects and programs and promote increased economic development and community job creation and retention.

Actions planned to develop institutional structure

Public agencies, for-profit and non-profit private organizations all play a part in the provision of affordable housing, social services, capital improvements, and economic development. The City's Housing Services Division has the primary responsibility for implementation of the Consolidated Plan and the Housing Element. The Division works closely with the Office of Business Development in the implementation of affordable housing projects and programs. Non-profit agencies also provide social services to the community each year. The Alameda County Housing and Community Development (HCD) Department is the lead agency in the implementation of the HOME Consortium's Consolidated Plan. HCD also administers the HOME Program for the HOME Consortium members, HUD homeless programs (including the Continuum of Care Council), and the Mortgage Credit Certificate (MCC) Program for homeownership. The City and other cities in the County take part in the HCD activities described above.

Actions planned to enhance coordination between public and private housing and social service agencies

The City plans to continue funding EveryOne Home's operations, and City staff will continue to serve on its strategic Leadership Board. As already described, the City is committed to implementing the strategies of the EveryOne Home Plan and its objectives of ending homelessness in Alameda County by 2020.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The program-specific requirements governed by the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME) are described below.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | \$0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | \$0 |
| 3. The amount of surplus funds from urban renewal settlements | \$0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | \$0 |
| 5. The amount of income from float-funded activities | \$0 |
| Total Program Income: | \$0 |

Other CDBG Requirements

- | | |
|---|------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100% |

Attachments

Grantee SF-424's and Certification(s)

DRAFT



SF 424

Date Submitted 05/16/2016	Applicant Identifier MC-06-0017	Type of Submission	
Date Received by state	State Identifier 800-3859-9	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction: City of San Leandro		UOG Code CA63276 SAN LEANDRO	
Street Address Line 1 835 East 14 th Street		Organizational DUNS 83-012-7416	
Street Address Line 2		Organizational Unit	
City San Leandro	California	Department Community Development	
ZIP 94577	Country U.S.A.	Division Housing Services	
Employer Identification Number (EIN): 94-6000421		County Alameda	
Applicant Type:		Program Year Start Date 07/01/16	
Local Government Township Municipal		Specify Other Type if necessary:	
		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		L4.218 Entitlement Grant	
CDBG Project Titles FY 2016-2017 Consolidated Annual Action Plan		Description of Areas Affected by CDBG Project(s) City of San Leandro	
CDBG Grant Amount \$650,261		Describe	
Additional Federal Funds Leveraged \$		Additional State Funds Leveraged \$	
Locally Leveraged Funds \$		Grantee Funds Leveraged \$	
Anticipated Program Income \$0		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s) \$650,261			
Home Investment Partnerships Program			
HOME Project Titles			
HOME Grant Amount \$158,659		Additional HUD Grant(s) Leveraged Describe \$	
Additional Federal Funds Leveraged \$		Additional State Funds Leveraged \$	
Locally Leveraged Funds \$		Grantee Funds Leveraged \$	
Anticipated Program Income \$		Other (Describe) \$256,761 Carryover from Prior Years	
Total Funds Leveraged for HOME-based Project(s) \$413,420			

Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
HOPWA Grant Amount	Additional HUD Grant(s) Leveraged	Describe	
\$	\$		
Additional Federal Funds Leveraged	Additional State Funds Leveraged		
\$	\$		
Locally Leveraged Funds	Grantee Funds Leveraged		
\$	\$		
Anticipated Program Income	Other (Describe)		
\$			
Total Funds Leveraged for HOPWA-based Project(s)			
\$			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
ESG Grant Amount	Additional HUD Grant(s) Leveraged	Describe	
\$	\$		
Additional Federal Funds Leveraged	Additional State Funds Leveraged		
\$	\$		
Locally Leveraged Funds	Grantee Funds Leveraged		
\$	\$		
Anticipated Program Income	Other (Describe)		
\$			
Total Funds Leveraged for ESG-based Project(s)			
\$			
Congressional Districts of: Fortney Stark (D-13)		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts 13th	Project Districts 13th	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on _____
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
Chris Zapata	510-577-3354	510-577-3390	
City Manager	http://www.sanleandro.org	Tom Liao - 510/577-6003	
jliao@sanleandro.org /		Steve Hernandez - 510/577-6005	
shernandez@sanleandro.org		Date Signed	
Signature of Authorized Representative			



Non-State Grantee Certifications

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - a. Abide by the terms of the statement, and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

_____	<input type="text"/>
Signature/Authorized Official	Date
<input type="text"/>	
Name	
<input type="text"/>	
City Manager	
Title	
<input type="text"/>	
835 East 14 th Street	
Address	
<input type="text"/>	
San Leandro, CA 94577	
City/State/Zip	
<input type="text"/>	
510/577-3354	
Telephone Number	

- This certification does not apply.
 This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority** - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2016; (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24.

Compliance with Laws -- It will comply with applicable laws.

Signature/ Authorized Official

Date

Chris Zapata
Name

City Manager
Title

835 East 14th Street
Address

San Leandro, CA 94577
City/State/Zip

510/577-3354
Telephone Number

This certification does not apply.
 This certification is applicable.

OPTIONAL CERTIFICATION:
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official	Date
Name	
Title	
Address	
City/State/Zip	
Telephone Number	

- This certification does not apply.
 This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official

Date

Chris Zapata

Name

City Manager

Title

836 East 14th Street

Address

San Leandro, CA 94577

City/State/Zip

510/577-3354

Telephone Number

- This certification does not apply.
 This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility.
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
 This certification is applicable.

ESG Certifications

I, _____, Chief Executive Officer of the City of San Leandro, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 CFR 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 CFR 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 CFR 576.55.
3. The requirements of 24 CFR 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 CFR 576.57, other appropriate provisions of 24 CFR Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 CFR 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 CFR 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 CFR Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 CFR 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 CFR 76.56.
10. The requirements of 24 CFR 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 CFR Part 58.
11. The requirements of 24 CFR 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 USC 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
 This certification is applicable.

APPENDIX X TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

- By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
- The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
- Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
- Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
- If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
- The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code). Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
San Leandro City Hall	835 East 14 th Street	San Leandro	Alameda	CA	94577

- Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:
 - "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);
 - "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;
 - "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;
 - "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:
 - all "direct charge" employees;
 - all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
 - temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification.

These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

Signature/Authorized Official

Chris Zapata
Name

City Manager
Title

835 East 14th Street
Address

San Leandro, CA 94577
City/State/Zip

510/577-3354
Telephone Number

Date

ACTION PLAN
COMMUNITY DEVELOPMENT
BLOCK GRANT
FY 2016

City of Union City

ALAMEDA COUNTY
HOME CONSORTIUM

DRAFT

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

Introduction

The City of Union City's Housing and Community Development Division (HCD) under the Economic and Community Development (ECD) Department is the division that prepares the City's Consolidated Plan and Action Plans. Union City is a member of the Alameda County HOME Consortium ("Consortium") and the Alameda County Housing and Community Development (HCD) Department is the HOME Consortium's lead agency. The HOME Consortium consists of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County, which includes the cities of Albany, Dublin, Emeryville, Newark, Piedmont, and the unincorporated areas of the County.

The Consortium has adopted a five-year consolidated planning cycle starting July 1, 2015 through June 30, 2020. This FY 2016-2017 Action Plan serves as the second year of the five-year Consolidated Plan. The Consolidated Plan and Action Plan have been prepared for all jurisdictions in the Consortium. Alameda County HCD coordinated the process with the assistance of community development and planning staff from each of the Consortium's jurisdictions.

The Consolidated Plan and Action Plan are important documents for the City and the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Consolidated Plan and Action Plan focus attention on housing and community development needs and the resources available to meet these needs.

Summarize the objectives and outcomes identified in the Plan

The City's and HOME Consortium's Five-Year Strategic Plan has established the following priorities and objectives:

Priority – Housing

1. ***Increase the availability of affordable rental housing for extremely low income households***
Objective: Support the acquisition, rehabilitation and new construction of affordable rental units.

2. ***Preserve existing affordable rental and ownership housing for households at or below 80% of AMI***
Objectives:
 - Provide assistance to low and moderate income homeowners in order to maintain and preserve their housing stock.
 - Use all resources available to promote the preservation of existing rental housing stock occupied by low and moderate income households and promote its affordability.

3. Assist low and moderate income first time homebuyers

Objective: Provide assistance to, and increase affordability of, homeownership of first time low/mod homebuyers.

4. Reduce housing discrimination

Objective: Reduce housing discrimination through provision of fair housing and landlord/tenant services.

Priority – Homeless Needs

1. *By December 2020, end homelessness as a chronic and on-going condition for any household in our community*

Objectives:

- Use resources to rapidly re-house households
- Reduce by 50% the amount of time spent living in places not fit for human habitation and/or transitional housing or shelter before returning to permanent housing
- Increase the rate at which people exit homelessness to permanent housing to 65%.
- Prevent 10% of people requesting shelter from needing shelter by resolving crisis to enable household to keep permanent housing.
- Create three Regional Housing Resource Centers.

Priority – Supportive Housing

1. *Increase the availability of service-enriched housing for persons with special needs*

Objective: Promote the production of affordable housing, especially permanent housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by developers.

Priority – Community Development

1. Senior facilities and services

Objective: Evaluate funding applications for senior services and/or facilities on the basis of low income and moderate income senior needs in the particular jurisdiction and promote provision of these services and/or facilities to the extent feasible.

2. Park and recreations facilities

Objective: Support the expansion of existing and/or new development of park and recreation facilities to the extent feasible.

3. Neighborhood facilities

Objective: Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible.

4. Childcare facilities and services

Objective: Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible.

5. Crime reduction

Objective: Support crime awareness activities and/or services to the extent feasible.

6. Accessibility needs

Objective: Support the provision of accessibility improvements to the extent feasible.

7. Infrastructure improvements

Objective: Support provision of infrastructure improvements to the extent feasible.

8. Public facilities

Objective: Support expansion or improvement of public facilities to the extent feasible

9. Public services

Objective: Support critical public service activities to the extent feasible.

10. Economic development

Objective: Support expansion and creation of economic development opportunities to the extent feasible.

Evaluation of past performance

Accomplishments for FY 2014-2015 activities are discussed in the FY 2014-2015 Consolidated Annual Performance and Evaluation Report (CAPER) that was released for public comment in early September 2015. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY 2015-2016 will be completed in September 2016.

2014-2015 CAPER: <http://www.unioncity.org/departments/economic-community-development/community-development-block-grant-cdbg>

Summary of Citizen Participation Process and consultation process

Community participation is a very important part of the Action Plan development process. A pre-draft public hearing on the Action Plan took place on January 12, 2016 at the Alameda County Housing and Community Development Advisory Committee's (HCDAC) meeting. The HCDAC is composed of citizens who have been appointed by members of the Alameda County Board of Supervisors, live in the County, and have an interest in community development. The meeting was held in the evening to allow working people to attend and participate. No comments were received at this meeting.

The 30-day public comment period for the Consolidated Plan required by HUD, will take place from April 9, 2016 through May 9, 2016. A second public hearing will be held on April 21, 2016 to take comments on the draft HOME Consortium Action Plan. This meeting will be held at the County's Community and Housing Development office in Hayward. Public Notices are placed in all Bay Area Newspaper Group (BANG) newspapers in Alameda County (Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald). The notice includes provisions for how the disabled can access the meeting along with a detailed description of what is included in the Action Plan.

The draft Action Plan will be distributed to all cities and main library branches in Alameda County. Once the Action Plan is adopted, it will be made available, along with any substantial amendments (if necessary) to the general public. The Action Plan is made available in alternate formats upon request.

Summary of public comments

TBD

Summary of comments or views not accepted and the reasons for not accepting them

TBD

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PR-05 Lead & Responsible Agencies - 91.200(b)

Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ALAMEDA COUNTY	HCD
CDBG Administrator	UNION CITY	ECD/HCD
HOPWA Administrator	ALAMEDA COUNTY	HCD
HOME Administrator	ALAMEDA COUNTY	HCD
HOPWA-C Administrator	ALAMEDA COUNTY	HCD

Table 1 – Responsible Agencies

Narrative

Alameda County, specifically the Housing and Community Development Department (HCD), is the lead agency responsible for overseeing the development of the Consolidated Plan and Annual Action Plans for the Alameda County HOME Consortium (“Consortium”). The City of Union City is responsible for developing its component of the Action Plan and administering the specific programs covered by the City’s Consolidated Plan/Action Plan. EveryOne Home is Alameda County’s Continuum of Care Council, which continues to work on addressing homelessness on a county-wide basis. Much of the work of EveryOne Home is discussed in the homeless section and in the annual Continuum of Care funding application.

HOPWA funds are administered by HCD in Alameda County on behalf of the City of Oakland which is the HOPWA grantee. HOPWA funds are used to support affordable housing development, short term rental assistance, and housing-related services.

Consolidated Plan Public Contact Information

Alin Lancaster | Housing & Community Development Coordinator
City of Union City | Housing & Community Development Division
34009 Alvarado-Niles Road | Union City, CA 94587
housing@unioncity.org | (510) 675-5322

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

The FY 2015-2019 Consolidated Plan was prepared through consultation with several public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Consolidated Plan planning process. The Alameda County Healthy Homes Department provided valuable information on the number of households at risk of lead poisoning, and the programs currently operating or planned to mitigate lead-based paint hazards. The three public housing authorities operating in the HOME Consortium (City of Alameda, City of Livermore, and Alameda County) were consulted to obtain current data on Public Housing and Section 8 housing needs, public housing improvements, and other activities. Further, many of the local non-profit organizations also produce reports concerning the needs of the demographic they serve; this information is also utilized in the plan development.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

During this Action Plan period, the City will work on enhancing coordination between public and private service providers. Specific efforts will include:

- Participate in the Alameda County HOME Consortium and provide representation on the County's HOME Consortium Technical Advisory Committee
- Work closely with non-profit social service providers, the County, other entitlement jurisdictions, the New Haven Unified School District, and other community providers to coordinate the delivery of services to residents
- Provide funding and technical assistance to non-profit organizations serving low-income residents
- Work with EveryOne Home, the County, and service providers to better coordinate homeless services
- Work with non-profit organizations and private developers to build and/or maintain affordable housing

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

EveryOne Home is a community based organization that serves as Alameda County's Continuum of Care. EveryOne Home coordinates local efforts to address homelessness. EveryOne Home representation includes HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, faith-based community representatives, business representatives, and education and health care professionals. EveryOne Home has developed the EveryOne Home Plan which outlines a reorientation of housing and service systems to end chronic homelessness.

The EveryOne Home plan is structured around five major goals:

Annual Action Plan
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1. Prevent homelessness and other housing crises
2. Increase housing opportunities for the plan's target populations
3. Deliver flexible services to support stability and independence
4. Measure success and report outcomes
5. Develop long-term leadership and build political will

Additionally, there are a wide range of efforts being undertaken to meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth.

- *Chronically Homeless*
In 2016, Home Stretch, a community partnership led by EveryOne Home and Alameda County Health Care Services Agency, was launched. Home Stretch prioritizes Permanent Supportive Housing (PSH) opportunities to homeless and disabled people with the highest needs in order to maximize the impact PSH can have in ending homelessness. Home Stretch will establish a county-wide registry of people who are homeless and disabled, and a centralized process for linking high need individuals and households with PSH opportunities.
- *Families with Children*
EveryOne Home is currently developing a coordinated entry system for homeless services and shelter along with establishing Housing Resource Centers (HRC) that will be located throughout the County. The HRCs will provide housing prioritization and matching, diversion and prevention services, and housing-centered case management which includes referrals to shelter, transitional housing, and rapid rehousing. The City is also working with service providers, the County, and the school district to address family homelessness in Union City. Potential efforts include establishing a warming center and emergency housing for homeless families.
- *Veterans*
EveryOne Home, Supportive Services for Veteran Families (SSVF) grantee agencies and the U.S. Department of Veteran Affairs (VA) have formed a collaborative whose goal is to end Veteran homelessness by 2016. This collaborative is known as Operation Vets Home (OVH). OVH has identified every homeless vet known to Alameda County and updates this information weekly. OVH has also established a toll free number that can be used by those wishing to make referrals for homeless vets and outreach workers will be responding to the referrals.
- *Youth*
The County funds the Supportive Housing for Transition Age Youth (STAY) program which targets transition age youth (16-24 years old) that are homeless or at-risk of homelessness with a serious mental health issue. The County also funds Transition to Independence Process (TIP), a program for transition age youth (16-24 years old) with serious mental health issues currently living with family that may be unstably housed.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City continues to support the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY15-FY19 ESG funding.

Agencies, groups, organizations and others who participated in the process and consultations

1	Agency/Group/Organization	Housing Authority of Alameda County
	Agency/Group/Organization Type	Housing PHA Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Alameda County was the lead for consulting with the Housing Authority of Alameda County to identify need and activities for the five year Consolidated Plan cycle.

2	Agency/Group/Organization	Alameda County Housing and Community Development Department
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HCD issued a community survey and engaged a Citizen Advisory Committee as part of the Consolidated Plan development.
3	Agency/Group/Organization	EveryOne Home
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City attends EveryOne Home meetings and utilizes the reports, such as the homeless count, that EveryOne Home publishes
4	Agency/Group/Organization	ECHO Housing
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ECHO provides quarterly fair housing updates and on an annual basis conducts a fair housing audit
5	Agency/Group/Organization	Union City Kids' Zone
	Agency/Group/Organization Type	Services-Children Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	KidZone held a meeting with local service providers and City staff to discuss and address the growing number of homeless families in Union City

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to include as broad a group of community stakeholders as possible. No agency types were excluded from participation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	EveryOne Home	The City has identified the need for homeless services and has set a goal to provide public services which includes shelters and services for the homeless and those at risk of homelessness. This goal overlaps with the goals of EveryOne Home as the EveryOne seeks to prevent homelessness, reduce the amount of time spent homeless, and keep people from returning to homelessness.

Table 3 - Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

Summarize citizen participation process and how it impacted goal-setting

All aspects of programs administered by HCD are conducted with freedom of access for all interested persons. Citizens are encouraged to be involved in the development of programs offered by HCD including making recommendations regarding: programs, policies, funding, the five year Consolidated Plan, Annual Action Plans, Substantial Amendments to the Consolidated/Action Plans, Consolidated Annual Performance and Evaluation Report, and the Citizen Participation Plan. Community participation was a very important part of the Consolidated and Action Plan development process. Many organizations were contacted during the development period including homeless service providers, service clients, people-at-risk of homelessness and other special needs groups such as people with disabilities, frail elderly, or people with alcohol and/or other drug problems.

A pre-draft public hearing on the Action Plan took place on January 12, 2016 at the Housing and Community Development Advisory Committee (HCDAC) meeting. The purpose of the meeting was to present an overview of the Action Plan and review and solicit input on the housing and community development needs of the HOME Consortium. No public comments were received. The 30-day public comment period for the Action Plan will take place from April 9 - May 9, 2016. A public hearing will be held on April 21, 2016 to take comments on the draft HOME Consortium Action Plan. Public Notices are placed in the following newspapers: Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald. Any comments are recorded in the meeting and will be listed below.

The draft Action Plan will be distributed to all cities and main library branches in Alameda County, HUD, and any interested citizens, organizations, or agencies. Once the Action Plan is adopted, it will be made available to the general public.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/ broad community	A pre-draft public hearing on the Action Plan took place on January 12, 2016 at the Housing and Community Development Advisory Committee (HCDAC) meeting. The purpose of the meeting was to present an overview of the Action Plan and review and solicit input on the housing and community development needs of the HOME Consortium. No public comments were received.	No comments were received	Not applicable	
2	Public Hearing	Non-targeted/ broad community	A public hearing will be held on April 21, 2016 to take comments on the draft HOME Consortium Action Plan	TBD	TBD	

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.420(b), 91.220(c) (1, 2)

Introduction

The City will primarily use CDBG, HOME, and the City's General Fund dollars to accomplish the specific objectives in this Action Plan. Included as Attachment 1 is the 2016-2017 budget.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public Federal	Acquisition Admin & Planning Economic Development Housing Public Improvements Public Services	465,058	24,000	90,000	579,058	0	The City of Union City is an entitlement jurisdiction and therefore receives an annual CDBG grant allocation from HUD
General Fund	Public Local	Public Services	244,900	0	0	244,900	0	The City will use \$244,900 of its General Fund to support non-profit public service providers. This is to supplement the CDBG funding the City uses for public services.
Other HOME Consortium Allocation	Public Federal	Housing	97,129	0	0	97,129	0	The City anticipates receiving \$97,129 as its HOME Consortium allocation. The City plans to use these funds to support the Housing Rehabilitation Program.

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leveraging CDBG funds continues to be a challenge due to declining entitlement allocations and the dissolution of Redevelopment Agencies statewide. Therefore, to maximize leveraging of its own funds and increase the funds available for housing and community development activities, the City plans to undertake the following activities:

- Support applications by organizations or agencies for other public and private sources of financing to leverage City funds.
- Include leveraging as a goal to the maximum extent possible in City funding review processes.
- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2015	2019	Affordable Housing	City-wide	Housing Preservation	CDBG: \$137,871 HOME Consortium Allocation: \$97,129	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Repayment of Section 108 Loan	2015	2019	Non-Housing Community Development	Not Applicable	Community Development - Public Services	CDBG: \$270,975	Other: 1 Other
3	Public Services	2015	2019	Non-Housing Community Development	City-wide	Community Development - Public Services	CDBG: \$60,900 General Fund: \$244,900	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
4	Fair Housing	2015	2019	Affordable Housing	City-wide	Fair Housing	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
5	Program Administration	2015	2019	Administration	Not Applicable	Housing Preservation Fair Housing Community Development - Public Services	CDBG: \$97,812	Other: 1 Other

Table 6 - Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Provide housing rehabilitation grants to low income homeowners in order to maintain and preserve their housing.
2	Goal Name	Repayment of Section 108 Loan
	Goal Description	Repay the Section 108 loan the City received to build the senior center that serves low income seniors.
3	Goal Name	Public Services
	Goal Description	The City will use 15% of its annual CDBG allocation plus 15% of prior year program income to support a wide range of public services. Additionally, the City will also leverage General Fund dollars to support public service providers. The public service providers will serve low income households.
4	Goal Name	Fair Housing
	Goal Description	The City aims to reduce housing discrimination through the provision of fair housing and tenant/landlord services.
5	Goal Name	Program Administration
	Goal Description	General CDBG Program Administration

Table 7 – Goal Descriptions

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AP-35 Projects - 91.420, 91.220(d)

Introduction

This section describes the individual activities to be funded with FY 2016-2017 Community Development Block Grant (CDBG) funding. This section also includes a description of other local funding sources being used to further the jurisdiction's housing and community development goals.

CDBG funds can be used for four (4) general types of projects: housing, capital projects, economic development, and public services. All projects must meet at least one (1) of HUD's national objectives: 1) to benefit low/moderate-income people; 2) to prevent or eliminate slums and blight; and 3) to meet an urgent community development need.

Even if a project is suitable for one of the City's eligible categories, it must also pass the low- and moderate-income benefit test. In general, a project meets this standard if at least 51% of the beneficiaries have low to moderate incomes (i.e., incomes at or below 80% of Area Median Income) or if the project benefits an area (e.g., census tracts, service area, neighborhood, etc.) with a majority of low-moderate income people. Funded projects are required to document the income levels of persons and households receiving these services.

After assessing the City's housing and community development priority needs, evaluating the Five-Year Strategic Plan objectives for FY 2015-2019, and analyzing CDBG eligibility criteria, the City is proposing to allocate its available CDBG and HOME funding to the following eligible funding categories: Housing Rehabilitation, Section 108 Loan Repayment, Public Services, Fair Housing, and General Administration.

#	Project Name
1	Housing Rehabilitation
2	Repayment of Section 108 Loan
3	Public Services
4	Fair Housing
5	CDBG Program Administration

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Given the limited funds available, the City prioritizes activities which provided maximum benefit to the community. There are a number of barriers to addressing the need for affordable housing and social services.

Affordable Housing

Affordable housing projects are difficult to build due to the high costs of construction and the limited availability of land in Union City. Furthermore, affordable housing developments generally require significant public subsidies. With the loss of RDA funding, the City has limited funding to contribute to affordable housing projects.

Public Services

HUD's spending cap of 15% of the annual allocation for public services is an obstacle for providing supportive services to extremely-low-, very-low- and moderate-income residents. The need for public services far exceeds the funds available to support those services.

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AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Rehabilitation
	Target Area	City-wide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Preservation
	Funding	CDBG: \$137,871 HOME Consortium Allocation: \$97,129
	Description	Housing Rehabilitation Grants for owner-occupied, extremely-low, very-low- and low-income households.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates that 20 households will be served in FY 2016-2017.
	Location Description	The Housing Rehabilitation Program is available citywide.
	Planned Activities	The City contracts with Alameda County's Healthy Homes Department to administer the Housing Rehabilitation Program. The program provides minor home repair, major rehabilitation, exterior paint, and accessibility improvement grants to low income homeowners.
2	Project Name	Repayment of Section 108 Loan
	Target Area	Not applicable
	Goals Supported	Repayment of Section 108 Loan
	Needs Addressed	Not applicable
	Funding	CDBG: \$270,975
	Description	Repayment of Section 108 Loan that was provided to build a senior center serving low and moderate income seniors.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Not applicable
Planned Activities	The City will make a Section 108 Loan repayment.	

3	Project Name	Public Services
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: \$60,900 General Fund: \$244,900
	Description	The City will allocate 15% of its entitlement, 15% of prior year program income, and General Fund dollars to support critical public service activities that serve low income households.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates serving 300 low income residents.
	Location Description	<ul style="list-style-type: none"> • Abode Services - Sunrise Village Emergency Shelter 588 Brown Rd Fremont, CA 94539 • Bay Area Community Services (BACS) - Fremont Wellness Center 40963 Grimmer Blvd Fremont, CA 94538 • Safe Alternatives for Violent Environments (SAVE) 1900 Mowry Ave #201 Fremont, CA 94538 • Spectrum Community Services Services are provided at the Ruggieri Senior Center 33997 Alvarado-Niles Road, Union City, CA 94587
	Planned Activities	<ul style="list-style-type: none"> • Abode Services - Sunrise Village Emergency Shelter - Emergency homeless shelter for individuals and families • Bay Area Community Services (BACS) - Fremont Wellness Center - Adult Day Care Program and mental health and wellness services for adults with severe mental illness • Safe Alternatives for Violent Environments (SAVE) - Domestic violence shelter along with counseling and services for victims of domestic violence • Spectrum Community Services - Senior Nutrition Program (SNAP) at the Ruggieri Senior Center and Fall Prevention Program at the Ruggieri Senior Center

4	Project Name	Fair Housing
	Target Area	City-wide
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$10,000
	Description	Fair housing services for tenants and landlords, mediation services and program outreach.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates 100 residents will receive fair housing and/or tenant-landlord services.
	Location Description	Eden Council for Hope & Opportunity (ECHO) Housing 770 A St #310 Hayward, CA 94541
	Planned Activities	ECHO Housing will provide fair housing and tenant/landlord services to Union City residents.
5	Project Name	CDBG Program Administration
	Target Area	City-wide
	Goals Supported	Program Administration
	Needs Addressed	Not applicable
	Funding	CDBG: \$97,812
	Description	General CDBG Program Administration
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Not applicable
	Planned Activities	The City will use 20% of its entitlement and 20% of the current year program income to administer the CDBG program.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Union City has a richly diverse racial and ethnic population, with no one group making up a majority of the City's population therefore all the activities identified above are available citywide. However, the City has identified in its Consolidated Plan, two geographic priority areas: Old Alvarado and Decoto. These neighborhoods, are lower income and have a history of blight. So although services are provided citywide, there is an emphasis to provide support in these neighborhoods. For example, the City uses General Fund dollars to support Centro de Servicios which is located in the Decoto neighborhood. Centro de Servicios provides services to all residents, however, it primarily serves residents of Decoto. Additionally, the City supports Filipino Advocates for Justice which is located in Old Alvarado and primarily serves the youth in that neighborhood.

Furthermore, there is an identified need for housing rehabilitation in Decoto and Old Alvarado due to the high number of older homes in these neighborhoods. While the program is available citywide, the City continues to refer Decoto and Old Alvarado residents to the Housing Rehabilitation Program. Additionally, there is a concentration of housing rehabilitation need and activity in the Tropics, a mobile home park specifically for seniors. All of the residents of the Tropics are seniors and a majority of them are extremely low-income. Many of the rehabilitation projects at the Tropics include accessibility modifications and health/safety improvements to ensure the residents can continue to live independently.

Finally, several of the senior-based programs the City supports are based out of the City's senior center. The concentration of these programs is to ensure that the programs reach their target clientele.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Given the City's diversity and mixed economic base, all the activities listed above are intended and open to all eligible households within Union City. Certain programs, such as the Housing Rehabilitation Program, are not tracked to a particular geographic locale before specific sites are identified to be funded by the City Council.

AP-75 Action Plan Barriers to Affordable Housing – 91.220(j)

Introduction

The City continues to face the following barriers to affordable housing: funding, land costs, construction costs and credit/financial assistance availability.

Funding

The lack of available funds for affordable housing activities continues to be a problem for the City. The problem is further exacerbated with the significant reduction in federal funds and the elimination of Redevelopment Agencies in California by the State. Along with its CDBG funds, the City will also seek to maximize leveraging of its available HOME funds towards affordable housing activities in the coming fiscal year, along with any other funding resources it can utilize.

Land Costs

As the economy continues its recovery, new construction and acquisition/rehabilitation of housing is severely impacted by the rising cost of land in the Bay Area. The viability and feasibility of future City-assisted affordable housing developments may depend on the reasonableness of the land acquisition costs. The City will conduct financial feasibility analyses on a project-by-project basis to ensure it is not over-subsidizing affordable housing projects for any land purchase. With the elimination of the City's Redevelopment Agency, the City consequently has lost its most viable affordable housing fund source.

Construction Costs

In addition to rising land costs, there has been a significant rise in the cost of construction which negatively affects the development of affordable housing and rehabilitation. In addition to undertaking financial feasibility analyses on a project-by-project basis to ensure that the City is not over-subsidizing development costs for affordable housing developers, the City will continue to work with them as well through design, planning, and financing review and recommendations to reduce increased construction costs.

Credit & Financial Assistance Availability

Increases in home prices and limited access to credit and financial assistance, has made it difficult for first time home buyers to find affordable housing in the Bay Area. Previously, the City had a down payment assistance program however with the loss of RDA, the program's funding source, and the recent dissolution of Neighborhood Housing Services Silicon Valley, the program's administrator, the program is no longer available. The only first time homebuyer programs available to Union City residents are California Housing Finance Agency (CalHFA) programs or the County's Mortgage Credit Certificate Program.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City will continue to monitor and identify areas of improvement in its public policies in order to foster and maintain the supply of affordable housing and remove barriers to affordable housing development. The City will also continue to maintain and encourage affordable housing development by:

- Ensuring that sufficient land is available and zoned at a range of residential densities to accommodate the City's regional share of housing.
- Encouraging home builders to use multifamily designated land for the highest allowed density to make the use of land and facilities more efficient and to provide more affordable housing opportunities.
- Encouraging the consolidation of parcels designated for multifamily residential development when it facilitates efficient development of the parcels.
- Ensuring City policies, regulations, and procedures do not add unnecessarily to the costs of producing housing while assuring the attainment of other City objectives.
- Continuing to participate in the Priority Development Area (PDA) program which offers incentives to encourage affordable and high density housing adjacent to transit.
- Giving priority to multifamily housing project applications that provide affordable housing on-site to ensure that they are expedited.
- Deferring certain fees on affordable housing developments until issuance of a Certificate of Occupancy (COO) to help offset development costs for affordable housing.
- Continuing to implement the City's Affordable Housing Ordinance
- Continuing to cooperate with other governmental agencies in seeking solutions to area-wide housing problems.
- Promoting the development of secondary dwellings units by providing informational handouts at the Planning Division public counter and posting information on the City's website.
- Seeking new funding sources for affordable housing development. Currently, the City is in the process of conducting an affordable housing nexus study that will be used as justification for a potential affordable housing impact fee on residential and non-residential development.

Discussion

The City approved an Affordable Housing Ordinance in 2001 that required developers to set aside 15% of new ownership housing units for low- and moderate-income households and 15% of new rental housing units for very-low- and low-income households. The ordinance has led to the development of 189 affordable units. The City will continue to review the Ordinance to ensure it is effectively meeting the City's goals.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The following sections describe the actions and efforts the City will make to address things such as meeting underserved needs, affordable housing, and lead-based paint hazards. Many of these actions are based upon the importance of coordinating with other jurisdictions, local service providers, and the private sector. In a time with limited funding available, the City's focus will be on creativity and collaboration in order to meet more needs of the community.

Actions planned to address obstacles to meeting underserved needs

The main obstacle the City faces in meeting underserved needs is a lack of funding. With the loss of RDA funds and reduced CDBG entitlement allocations, the City has limited capabilities in meeting the needs of the community. The City is addressing this obstacle by conducting a comprehensive public services need assessment study. The purpose of the study is to identify the underserved needs of the community and to develop a funding strategy to ensure the City is utilizing its limited funding in the most effective way. More specifically, the study will 1) assess the City's current and projected demographics; 2) identify the public/social service needs of the community including a community input process; 3) evaluate existing service providers and identifying gaps and overlaps in service; 4) develop a funding strategy; and 5) establish funding evaluation criteria. The study is expected to be completed in Summer/Fall 2016. For FY 16-17, the City will continue to provide CDBG and other City funds to public services programs that provide services to extremely-low and very low income families and individuals.

Actions planned to foster and maintain affordable housing

The barriers to affordable housing in Union City continue to be high housing costs and the lack of sufficient funding for affordable housing and supportive services. Addressing these issues is a high priority for the City of Union City, listed below are actions the City plans to take to foster and maintain affordable housing:

- Continue to develop programs and policies which link identified needs with available resources
- Identify new sources of financing for affordable housing
- Seek to maintain the current levels of funding available for affordable housing operations and development
- Support applications by organizations or agencies for other public and private sources of financing to leverage City funds
- Include leveraging as a goal to the maximum extent possible in City funding application review processes
- Support the acquisition/rehabilitation and new construction of units by nonprofit housing developers
- Preserve and maintain existing affordable housing by using federal and local funds (as available) to rehabilitate existing housing units through the Housing Rehabilitation Program

- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing

Actions planned to reduce lead-based paint hazards

The City does not have a lead-based paint (LBP) reduction program but does coordinate with Alameda County Community Development Agency's Healthy Homes Department (ACHHD). ACHHD will continue to address LBP hazards and increase access to housing without LBP hazards by conducting outreach and training, providing technical assistance, and completing lead-safe repairs that will also include healthy housing repairs and other rehabilitation services to residents and property owners of Alameda County.

ACHHD will assist low-income households with young children by completing healthy housing assessments and interventions, coordinating with agencies and community-based organizations to bring additional health and safety resources, and strengthening community capacity for addressing and incorporating lead safety compliance and healthy housing principles.

ACHHD also keeps a Lead-Safe Housing Listing that informs the renting community of housing units that have been made safe from lead-based paint hazards. Only units completed through the program are eligible for the Lead Registry. These units were determined to be lead-safe following their participation in the Alameda County Affordable Lead-Safe Housing Program funded by the U.S. Department of Housing and Urban Development's Office of Healthy Homes and Lead Hazard Control.

Actions planned to reduce the number of poverty-level families

According to the 2008-2012 American Community Survey, 19.5% of all households earned under \$35,000 (which is considered very low-income) and another 11.1% of all households earned between \$35,000 and \$50,000 (which is considered low-income). The 2000 Alameda County median household income was \$67,600 and in 2015, median household income was \$92,900. This is almost a 40% increase in 15 years. However, many lower income families are not keeping pace with this rise in median income. Low-income families often have difficulty securing and retaining housing and if they are able to retain housing, they often times do not have additional income to pay for other needs such as food, child care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness.

The public services programs that the City funds through the CDBG program and other sources of funding are intended to support the service needs of extremely-low and very low income families and individuals. For example, the City supports Centro de Servicios, which provides safety net services such as food, counseling, referrals, assistance with public assistance applications and legal aid.

The City and other HOME Consortium jurisdictions are also working to implement the EveryOne Home Plan, which addresses the housing-related needs of extremely low-income persons with serious mental illness, those living with HIV/AIDS, and those who are homeless.

There are also several countywide programs that help extremely low-income families. For example, the Shelter Plus Care and the Supportive Housing Programs serve the homeless through housing rental assistance and supportive services and aim to reduce the number of people living in poverty in the County. Additionally, the Alameda County Self-Sufficiency Program provides employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans.

Through this multitude of efforts, in collaboration with non-profit agencies, the City is continually working to help reduce the number of families living in poverty. With that said, there are significant challenges to accomplishing this long-term goal. The biggest barrier to the provision of services to lower income families and those at risk of becoming homeless is the lack of adequate state, county, and federal funds for social service activities.

Actions planned to develop institutional structure

A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on a countywide basis. However, the City's goal is to continue improving institutional structure therefore the City will be making the following efforts:

- Continue to work with the other local jurisdictions as part of the HOME Technical Advisory Committee (HTAC) which, meets regularly to develop housing programs and policies and to discuss matters relating to federal housing and community development funding sources available. HTAC also works to ensure that projects compliment rather than duplicate efforts and that policies and programs have some consistency throughout the HOME Consortium
- Continue to build and improve relationships with local service providers
- Continue to coordinate with EveryOne Home

Actions planned to enhance coordination between public and private housing and social service agencies

The City's Housing and Community Development (HCD) division of the Economic and Community Development department is charged with implementing the City's housing initiatives and coordinates actively with jurisdictions and public and private organizations. The City plans to take the following actions to enhance coordination in the implementation of the City's Action Plan:

- Continue to work with the other local jurisdictions as part of the HOME Technical Advisory Committee (HTAC)
- Continue to engage the City's Human Relations Commission to obtain citizen input on housing and community needs in the City
- Continue to coordinate with EveryOne Home
- Continue to collaborate with the Alameda County, private housing developers, lenders, and non-profit housing developers in order to create more affordable housing
- Continue to fund non-profit agencies serving low-income residents
- Encourage collaboration and cooperation among local service providers

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

Attachment 1

FY 2016-2017 Community Development Block Grant (CDBG) Program

Available Funding		CDBG Spending Limits	
CDBG Funding		CDBG Public Services	
FY 16-17 CDBG Allocation	465,058	15% of CDBG Allocation	69,759
Program Income (loan repayments)	24,000	15% of Prior Year (15-16) Program Income*	3,600
Prior Year Unexpended Funds	90,000	Total Available for Public Services	73,359
Total CDBG Funding Available	579,058		
HOME Funds	97,129	CDBG Administration	
General Fund - Public Service Contracts	244,900	20% of CDBG Allocation	93,012
		20% of Current Year (16-17) Program Income	4,800
Total Funds Available	921,087	Total Available for CDBG Administration	97,812

2016-2017 Budget

Activity	CDBG	HOME	General Fund	Total
Section 108 Loan Repayment**	270,975			270,975
CDBG Administration	97,812			97,812
Housing Rehabilitation - County Contract	137,871	97,129		235,000
Public Services				
Abode Services	11,800			11,800
BACS - Adult Day Care	9,000			9,000
BACS - Creative Living Center	5,000			5,000
Centro de Servicios (Alvarado Resource Center)			49,500	49,500
Centro de Servicios (Decoto)			130,000	130,000
City of Fremont - Senior Support			11,400	11,400
ECHO (Fair Housing)	10,000			10,000
Filipino Advocates for Justice			22,000	22,000
Kidango - Early Intervention			6,700	6,700
Kidango - Early Infant Care			7,100	7,100
Life Elder Care			10,000	10,000
Safe Alternatives to Violent Environments (SAVE)	11,600			11,600
Spectrum - Fall Prevention	10,000			10,000
Spectrum - SNAP Program	13,500			13,500
Tri-City Volunteers			8,200	8,200
Public Services Subtotal	70,900	-	244,900	315,800
Total	577,558	97,129	244,900	919,587

*FY 15-16 Program Income = \$24,000

** Section 108 Loan will be paid off in 2018

