FY 2015-2019

ALAMEDA CO. HOME CONSORTIUM CONSOLIDATED PLAN

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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This Five-Year Strategic Plan sets forth objectives and actions in priority housing and non-housing community development areas for the City's low- and moderate-income residents and neighborhoods. This Plan is required by the U.S. Department of Housing and Urban Development (HUD) as a condition of federal funding, including but not limited to Community Development Block Grant (CDBG) funds and HOME funds. This Plan sets forth the anticipated uses of these federal resources for the period covering July 1, 2015, through June 30, 2020 (FY 2015/16 through FY 2019/20) 638

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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 2015-2019 Alameda County HOME Consolidated 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

ES-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 first year of that cycle (July 1, 2015 – June 30, 2016) (FY15). This Consolidated Plan and Action Plan have 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. Summary of the objectives and outcomes identified in the Plan

The HOME Consortium's Five-Year Strategic Plan the following priorities:

PRIORITY HOUSING NEEDS - **1. Increase the availability of affordable rental housing for extremely low (30%), very low (50%) and low (80%) income households** *Objective:* 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 -** *Objectives*: 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** - *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 - **By December 2020, end homelessness as a chronic and on-going condition for any household in our community** *Objectives*: 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

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shelter from needing shelter by resolving crisis to enable household to keep permanent housing. E) Create three Regional Housing Resource Centers.

PRIORITY SUPPORTIVE HOUSING NEEDS - **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.

COMMUNITY DEVELOPMENT NEEDS - **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. **Park and recreations facilities -** *Objective:* Support the expansion of existing and/or new development of park and recreation facilities to the extent feasible. **Neighborhood facilities -** *Objective:* Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible. **Childcare facilities and services -** *Objective:* Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible. **Crime reduction -** *Objective:* Support crime awareness activities and/or services to the extent feasible. **Accessibility needs -** *Objective:* Support the provision of accessibility improvements to the extent feasible. **Infrastructure improvements -** *Objective:* Support provision of infrastructure improvements to the extent feasible. **Public facilities -** *Objective:* Support expansion or improvement of public facilities to the extent feasible. **Public service -** *Objective:* Support critical public service activities to the extent feasible. **Economic development -** *Objective:* Support expansion and creation of economic development opportunities to the extent feasible.

3. Evaluation of past performance

An evaluation of FY13 activities was developed for public comment in September 2014. Accomplishments for FY13 activities were included in the FY13 CAPER that was released for public comment in early September 2014. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY14/15 will be completed in September 2015.

4. Summary of citizen participation process and consultation process

Community participation is a very important part of the Consolidated Plan and Action Plan development process. A pre-draft public hearing on the Action Plan took place on January13, 2015 at the Alameda County Housing and Community Development Advisory Committee's (HCDAC) meeting to present an overview of the Consolidated Plan, and review and solicit input on the housing and community development needs in the HOME Consortium. 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.

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The 30-day public comment period for the Consolidated Plan required by HUD, will take place from April 9, 2015 through May 8, 2015. A public hearing will be held on April 16, 2015 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 Consolidated Plan. The Urban County's Citizen's Action 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 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. Distribution will be the same as mentioned above as well as any requests made to HCD for a copy of the Consolidated Plan. Materials will also be made available in alternate formats upon request.

In addition, a survey was sent out to all of the cities to distribute to interested parties. 143 people participated in the survey. Responses were received from people who live or work in the cities of Alameda, Albany, Berkeley, Fremont, Hayward, Livermore, Oakland and San Leandro. Throughout the Consortium, most respondents indicated that homeless persons and lower income families had the highest level of need in the community. There is a significant need for housing and services for homeless individuals; emergency shelters for families and permanent, supportive and affordable housing are needed for homeless persons. Outreach for people living on the streets and in encampments is considered the service most needed to address the needs of homeless persons. Additionally, lower income families are also considered to have a high level of need for services in the community, and the services most needed are (1 information and referral to services, (2 crisis intervention services and (3 food and hunger-related services.

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.

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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	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		

Table 1 – Responsible Agencies

Narrative

Alameda County, as an Urban County, is well positioned to coordinate the work of public, private, and non-profit organizations through which it will carry out the Consolidated Plan and Annual Action Plan.

Alameda County, specifically the Housing and Community Development Department (HCD), is the lead agency responsible for overseeing the development of the Consolidated Plan for the Alameda County HOME Consortium ("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. These cities, along with various departments in Alameda County, will be the major public agencies responsible for administering programs covered by the Consolidated Plan.

Many groups and individuals were contacted in preparing the Consolidated Plan. The HOME Consortium maintains formal contact and works closely with the Public Housing Authorities located within the jurisdictions. The coordination and consultation for both the PHA Plan and the HOME Consortium's Plan ensures that both groups will work together to empower local public housing residents and to coordinate efforts to obtain affordable housing programs in the Consortium area. The details of how this will take place are identified throughout both plans.

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.

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PR-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 FY15-FY19 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 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.

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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 development 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, and 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

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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 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 FY15-FY19 ESG funding.

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

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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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Alameda County HCD, City of Berkeley and City of Oakland met to discuss regional issues affecting all three entitlement jurisdictions and to coordinate HOPWA and Continuum of Care consultations.
2	**Agency/Group/Organization**	Alameda County Unincorporated County Services Committee
	Agency/Group/Organization Type	Other government - County Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Presentation of the draft Community Development Block Grant Unincorporated County Strategy 2015-2019 before the Unincorporated Services Committee of the Alameda County Board of Supervisors. Received Citizen input on Strategy to date.
3	**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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting between Healthy Homes and Urban County to develop strategies for ways the Healthy Homes program could meet the needs of the Urban County jurisdictions for the next five years.

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4	**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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Email and telephone conversations regarding needs and activities for next five years. Also consulted with City of Alameda Housing Authority and City of Livermore Housing Authority. City of Pleasanton Housing Authority is a part of the Housing Authority of Alameda County.
5	**Agency/Group/Organization**	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	Housing PHA 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-Employment Service-Fair Housing Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care Other government - County Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder's survey for the Analysis of Impediments to Fair Housing Choice - telephone and email survey.
6	**Agency/Group/Organization**	Alameda County HCD
	Agency/Group/Organization Type	Other government - County Other government - Local Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey sent out to HOME Consortium jurisdictions Citizen's Advisory Committees (or equivalent) to get their perceptions on what the priority needs are for the HOME Consortium over the next five years. 143 responses received. Information used to help shape priority areas.
7	**Agency/Group/Organization**	EveryOne Home
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Joint meeting with the Cities of Berkeley and Oakland, HCD and Everyone Home to develop five year strategies for ending homelessness.
8	**Agency/Group/Organization**	CITY OF OAKLAND
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Other government - County Other government - Local Regional organization

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	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with the Cities of Oakland, Berkeley, HCD and Contra Costa County to discuss regional HOPWA needs for the next five years.

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

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

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, Berkeley and Oakland) meet to coordinate planning efforts. These three are also part of a larger East Bay HOME Grantee Collaboration that also includes Contra Costa County and the City of Richmond which also provided input

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

Narrative

None

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PR-15 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

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, and 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. 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 Consolidated Plan and *Analysis of Impediments to Fair Housing Choice (AI)* took place on January 13, 2015 at the Housing and Community Development Advisory Committee meeting. The purpose of the meeting was to present an overview of the Consolidated Plan and AI, 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, 2015. A public hearing will be held on April 16, 2015 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. 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.

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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 Meeting	Non-targeted/broad community	Over 35 people from Unincorporated Alameda County attended Alameda County Board of Supervisors' Unincorporated County Services Committee meeting on Dec 3, 2014. PowerPoint presentation on the draft CDBG Unincorporated County Strategy 2015-2019.	Comments received were clarification on the types of project CDBG funds; a desire for more street lighting in the community and sidewalks near schools. Comments were also received regarding other County Department plans that were summarized in the presentation.	No comments were not accepted. Some of the project highlighted were not eligible or were too expansive to consider unless leveraged with other funds.	

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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	Public Hearing	Non-targeted/broad community	Six Housing and Community Development Advisory Committee Members and three members of the general public heard s presentation on the Analysis of Impediments to Fair Housing Choice and on the Pre-Draft Consolidated Plan.	No comments were received.	No comments were not accepted	

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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	Community Survey	Non-targeted/broad community	143 people responded to a survey to solicit Consolidated Plan priorities. Responses were received from people who live or work in the cities of Alameda, Albany, Berkeley, Fremont, Hayward, Livermore, Oakland and San Leandro.	Throughout the Consortium, most respondents indicated that homeless persons and lower income families had the highest level of need in the community. There is a significant need for housing and services for homeless individuals; emergency shelters for families and permanent, supportive and affordable housing are needed for homeless persons. Outreach for people living on the streets and in encampments is considered the service most needed to address the needs of homeless persons. Additionally, lower income families are also considered to have a high level of need for services in the community,	No comments were not accepted.	

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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	Public Hearing will take place during the public comment period. Attendance TBD	TBD	TBD	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

According to the 2010 U.S. Census, Alameda County experienced population growth of 4.6% from 2000 to 2010. Overall increases in population require planning for new housing, as well as rehabilitation of existing housing stock and efforts to keep the existing housing stock affordable. The Alameda County HOME Consortium has conducted a Housing Needs Assessment, Housing Market Analysis and Homelessness Analysis to provide an overview of the current state of housing and homelessness within the HOME Consortium. The Housing Needs Assessment and Housing Marketing Analysis are based on information developed and compiled from the HOME Consortium members. Data was gathered on a jurisdictional level, Consortium level and County-wide level to provide a broad picture of housing and homeless needs within Alameda County with specific focus on housing development and housing needs within the Consortium jurisdictions. The Homelessness Analysis section describes the needs of the homeless population and subpopulations within it, as well as the facilities and services available within the "Continuum of Care" in Alameda County.

The Alameda County HOME Consortium is the second largest HOME entitlement jurisdiction in the San Francisco Bay Area with a current total population of 1,055,889 (CA Dept. of Finance 2013 estimates), comprising 67% of Alameda County's population. There are eight CDBG entitlement jurisdictions within the HOME Consortium: the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City, and the Alameda County Urban County (which includes the Unincorporated County and the cities of Albany, Dublin, Emeryville, Newark and Piedmont).

The recent economic recession substantially increased the number of households with cost burdens and other housing problems both nationally and statewide. While economic conditions have improved throughout Alameda County, the housing market recovery has been slow, resulting in continued housing need. At the same time, rental rates are increasing rapidly in many areas of Alameda County, including within the HOME Consortium areas. An assessment of the affordable rental and owned homes for each jurisdiction was conducted based on available demographic, economic, and housing data. The assessment utilizes HUD's new eCon Planning Suite, which was downloaded in the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan.

The Consortium's housing needs center on cost burdening, affordability, and changing demographics. The Consortium's homeless needs center on identifying homeless populations and the resources currently available. Non-homeless special needs are included in the housing needs and non-housing community development needs. Additionally special needs populations are identified and current resources categorized. Non-housing community development needs are identified through a community survey which was distributed to all Urban County CDBG jurisdictions.

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NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In 2014, there were approximately 362,604 housing units in the Alameda County HOME Consortium. Of the total number of units, 143,229 (39.5%) are renters and 219,375 (60.5%) are owners. In 2014, median income in the Oakland PMSA was $88,500 for a household of four; down 4% from the 2011 data shown below. 111,820 households (33%) are low income households (both rental and ownership); of these 48,594 renters had a cost burden of more than 30%; 27,309 had a severe cost burden of between 30% and 50%; 9,238 had overcrowding issues. 28,420 homeowners had a cost burden of more than 30%; 19,834 had a severe cost burden of between 30% and 50%; 2,895 had overcrowding issues.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	941,514	994,471	6%
Households	327,809	336,719	3%
Median Income	$0.00	$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	34,680	33,070	44,070	31,829	193,069
Small Family Households *	11,320	12,155	19,304	14,633	114,045
Large Family Households *	2,610	4,014	5,683	3,570	20,875
Household contains at least one person 62-74 years of age	6,650	6,013	8,778	5,449	30,774
Household contains at least one person age 75 or older	6,492	6,824	5,887	3,574	11,178
Households with one or more children 6 years old or younger *	5,872	6,762	9,042	5,700	24,926
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	759	464	419	190	1,832	65	130	85	59	339
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	637	678	954	239	2,508	120	104	148	153	525
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,480	2,089	1,989	939	6,497	169	330	1,090	763	2,352
Housing cost burden greater than 50% of income (and none of the above problems)	14,320	7,889	2,195	215	24,619	6,115	6,060	6,654	3,985	22,814
Housing cost burden greater than 30% of income (and none of the above problems)	2,005	5,330	10,549	4,288	22,172	1,745	1,930	4,220	5,324	13,219
Zero/negative Income (and none of the above problems)	1,475	0	0	0	1,475	910	0	0	0	910

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Table 7 – Housing Problems Table
Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	17,189	11,124	5,559	1,575	35,447	6,470	6,620	7,979	4,969	26,038
Having none of four housing problems	4,800	7,519	17,219	13,094	42,632	3,855	7,795	13,314	12,194	37,158
Household has negative income, but none of the other housing problems	1,475	0	0	0	1,475	910	0	0	0	910

Table 8 – Housing Problems 2
Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	7,645	7,498	6,864	22,007	2,109	2,879	5,377	10,365
Large Related	1,770	2,287	1,300	5,357	409	1,004	2,493	3,906
Elderly	4,044	2,527	1,616	8,187	4,240	3,255	2,538	10,033
Other	5,374	3,649	4,020	13,043	1,367	1,260	1,489	4,116
Total need by income	18,833	15,961	13,800	48,594	8,125	8,398	11,897	28,420

Table 9 – Cost Burden > 30%

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Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	6,835	3,899	850	11,584	1,920	2,435	3,473	7,828
Large Related	1,545	724	170	2,439	369	900	1,299	2,568
Elderly	3,200	1,423	518	5,141	2,930	2,095	1,290	6,315
Other	4,905	2,500	740	8,145	1,114	965	1,044	3,123
Total need by income	16,485	8,546	2,278	27,309	6,333	6,395	7,106	19,834

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Single family households	1,857	2,118	2,374	865	7,214	190	230	868	448	1,736
Multiple, unrelated family households	179	534	518	288	1,519	74	199	370	451	1,094
Other, non-family households	150	200	130	25	505	20	10	10	25	65
Total need by income	2,186	2,852	3,022	1,178	9,238	284	439	1,248	924	2,895

Table 11 – Crowding Information - 1/2

Data Source: 2007-2011 CHAS

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	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

Many of the elderly households listed above can be assumed to be single person households. Of these elderly households 8,187 renters have cost burdens above 30% an additional 5,141 have a severe cost burden between 30% and 50%. 10,033 owners are cost burdened at more than 30% and an additional 6,315 have a severe cost burden between 30% and 50%.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2012 American Community Survey estimates, 84,673 residents of the HOME Consortium (or 8.5% percent of the total population) were of a disabled status. The data also reflected that 2.4% of the HOME Consortium's population had self-care limitations. Each year there are approximately 6,200 people in Alameda County who are victims of domestic violence. The four domestic violence shelters in the County provide approximately 22,000 bed nights to survivors of domestic violence, with an average stay of 25 days that means only 880 people can utilize the local shelters.

What are the most common housing problems?

The most common housing problem in the HOME Consortium is lack of affordable housing.

The second most common housing problem was cost burden, where residents paid more than 30 percent of their gross income on housing costs. This problem is most acute for renters and households with incomes under 30 percent of AMI. Households paying more than 50 percent of their income for housing is also an issue, again particularly for those with incomes under 30 percent of AMI.

The third most common housing problem was substandard housing. This problem also disproportionately affected renters and owner households under 30 percent of HAMFI.

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Are any populations/household types more affected than others by these problems?

The housing trend is that renters and extremely low-income households are much more likely to have housing problems than homeowners and higher income groups. CHAS data on severe housing problems indicated that 98,500 renter households and 78,873 owner households in the HOME Consortium had one or more housing problems (2008-2012 American Community Survey 5-Year Estimates). This trend holds true with overcrowding, as 19% of renter households were overcrowded households, while only 7% of owner households were overcrowded households. The elderly, particularly homeowners, were also affected by cost burdens, as 2% of senior households with incomes below 30 percent AMI paid more than 30% of their monthly income on housing costs.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Just over 40% of persons entering emergency shelters and transitional housing in 2013 could be classified as coming from a situation of imminent risk. Of those, 65% were staying with friends and family with another 3% in their own rental housing. These households are extremely low-income, most with incomes below $1,000 per month, and unlikely to qualify for their own housing in the county's current rental market. The EveryOne Home Leadership Board has identified households living with friends and family as prime candidates for shelter diversion strategies. The goal being to help persons at imminent risk stabilize in the housing arrangements they currently have, provided they are safe, rather than trying to relocate or enter shelter. Diversion strategies can include but are not limited to, mediation, small one time financial assistance to pay overdue utility or rent bills, and help securing benefits. Families that have been assisted by rapid re-housing have in most cases been connected to supportive services, such as food banks, low cost childcare, health clinics, etc. near their current housing. Case managers also work with households in increasing income and/or reducing costs by seeking community services. Returns to homelessness to households assisted by rapid re-housing in 2013 were 6% county-wide.

Returns to homelessness for households served by rapid re-housing are under 3% continuum-wide. Persons and families served by rapid re-housing are rarely served the full 18 or 24 months allowed by regulations and are thereby encouraged to contact the program if a new housing crisis arises before losing their housing. Housing Case Managers frequently maintain contact with households monthly for 3-6 months post the rental assistance to confirm the household remains stably housed. The HMIS is an open data system and staff can access the service record of a new person seeking services even if it was with a different agency and can potentially intervene to protect or regain that housing before shelter entry.

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If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The projections on the number of people becoming homeless each year is estimated from the number of homeless people entered into HMIS in the previous year. Currently, there is no operational definition of "at risk" of homelessness that is used consistently in the Alameda County CoC.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The characteristic that has been linked most clearly with instability and an increased risk of homelessness is a lack of affordable housing for lower-income households. The typical measure of housing affordability is whether tenants are paying more than 30% of their gross income on rent. For example a family earning $27,600 (30% of AMI) would be able to afford $690 a month towards housing cost; a very low income family (50% of AMI) earning $46,000 would be able to spend $1,150 per month on housing costs and a low income family (80% of AMI) earning $67,600 would be able to spend $1,690 a month towards housing costs. According to 2011 data from the American Community Survey, 14% of renters in the HOME Consortium paid more than 30% of their income on housing.

Discussion

None

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NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to define disproportionate housing need as when the percentage of any racial or ethnic group has a disproportionately greater need in comparison to the needs of that category of need as a whole. For the purposes of HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

Housing needs are identified in the columns stating "Has one or more of 4 housing problems". The four housing problems are defined as: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) Household is overcrowded; and 4) Household is cost burdened at greater than 30%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,958	5,019	2,453
White	11,843	2,828	1,059
Black / African American	3,404	470	230
Asian	5,628	744	795
American Indian, Alaska Native	150	34	10
Pacific Islander	135	0	10
Hispanic	6,149	839	304

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

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30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,780	8,337	0
White	9,358	5,433	0
Black / African American	2,664	399	0
Asian	4,110	929	0
American Indian, Alaska Native	109	8	0
Pacific Islander	170	35	0
Hispanic	6,765	1,354	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	22,854	14,389	0
White	8,774	7,904	0
Black / African American	2,295	924	0
Asian	5,319	2,604	0
American Indian, Alaska Native	195	0	0
Pacific Islander	200	159	0
Hispanic	5,648	2,414	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

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80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,239	16,385	0
White	5,894	8,599	0
Black / African American	1,065	1,474	0
Asian	4,243	2,793	0
American Indian, Alaska Native	29	84	0
Pacific Islander	135	165	0
Hispanic	3,674	2,755	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI
Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

When housing needs are looked at as a percentage of the overall Consortium population broken out by race, whites make up 11% of those with housing needs; Blacks represent 8%, Asians 7%, Native Americans 16%, Pacific Islanders 9% and Hispanics 9%. People in all races and income levels are experiencing housing problems.

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NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to identify disproportionate severe housing need as when the percentage of any racial or ethnic group has a disproportionately greater need in comparison to the needs of that category of need as a whole. For the purposes of HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

HUD defines severe housing problems as:1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.5 persons per room; 4) Cost burden over 50%.

The "severe housing problems" category differs from the "housing problems" category by households being more overcrowded and experiencing a greater cost burden. The HUD provided CHAS data shows that populations between 0-30% AMI experience severe housing problems at a much greater rate than other populations.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,318	8,674	2,453
White	10,243	4,420	1,059
Black / African American	3,069	810	230
Asian	4,707	1,669	795
American Indian, Alaska Native	110	73	10
Pacific Islander	135	0	10
Hispanic	5,424	1,554	304

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

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30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,010	17,098	0
White	6,038	8,758	0
Black / African American	1,479	1,595	0
Asian	2,785	2,269	0
American Indian, Alaska Native	63	53	0
Pacific Islander	80	125	0
Hispanic	4,190	3,910	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,829	26,419	0
White	3,524	13,139	0
Black / African American	710	2,515	0
Asian	2,989	4,939	0
American Indian, Alaska Native	90	100	0
Pacific Islander	135	235	0
Hispanic	3,143	4,933	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

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80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,155	25,465	0
White	1,933	12,555	0
Black / African American	215	2,325	0
Asian	1,953	5,082	0
American Indian, Alaska Native	25	88	0
Pacific Islander	110	189	0
Hispanic	1,817	4,615	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

This analysis demonstrated housing needs in these four categories do disproportionately impact whites in the HOME Consortium with a ratio of 42% have a housing problem while comprising only 32% of the population in the 0-30% incomes.

A larger point is that there are a number of people in all races and income levels who are experiencing housing problems.

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NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to define disproportionate housing cost burden as when the percentage of any racial or ethnic group has a disproportionately greater housing cost burden in comparison to the others of that category of need as a whole. For the purposes of HUD, disproportionately greater housing cost burden exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	189,203	74,611	56,716	2,658
White	100,460	32,203	24,170	1,159
Black / African American	10,680	5,900	5,470	230
Asian	47,870	19,659	13,255	845
American Indian, Alaska Native	593	325	169	60
Pacific Islander	1,104	600	405	10
Hispanic	24,570	14,495	11,752	319

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

This analysis demonstrated housing cost burden disproportionately impact whites in the HOME Consortium with a ratio of 53% in the 30% or less category; 43% in the 30-50% category and 43% in the over 50% AMI category.

A larger point is that there are a number of people in all races and income levels who are experiencing housing cost burdens.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Whites in the 0-30% income categories consistently showed up as having a greater need or cost burden. It could be speculated that this is because lender were more willing to make this population "no document" loans or loans in general which could not be supported at these income levels when the recession hit. When housing needs are looked at as a percentage of the overall Consortium population broken out by race, whites make up 11% of those with housing needs; Blacks represent 8%, Asians 7%, Native Americans 16%, Pacific Islanders 9% and Hispanics 9%. People in all races and income levels are experiencing housing problems.

If they have needs not identified above, what are those needs?

Not applicable

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The following census tracts have a concentration of low income and minority census tracts: Hayward – 4377.02 (Hispanic); 4366.01 (Hispanic); 4369 (Hispanic); 4377.01 (Hispanic); 4363 (Hispanic); 4379 (Hispanic); 4375 (Hispanic); 4374 (Hispanic); 4351.04 (Hispanic); 4382.01 (Hispanic); Livermore - 4515.06 (Hispanic); San Leandro - 4334 (Asian); Union City – 4402 (Hispanic); 4403.31 (Asian); Ashland - 4339 (Hispanic); San Lorenzo – 4362 (Hispanic); Cherryland 4356.02 (Hispanic) and 4356.01 (Hispanic).

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NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Housing Authority of the County of Alameda (HACA) provides public housing and project-based rental assistance to incorporated and unincorporated areas within the County, with the exception of the Cities of Alameda, Berkeley, Livermore and Oakland, each of which has its own housing authority.

HACA owns and operates two public housing complexes serving the County's low-income families, with 36 units in the city of Emeryville and 36 units in Union City. Since 2010, when HACA managed 411 public housing units, most public housing units in the Consortium jurisdictions have been replaced with other forms of subsidized housing units. HACA converted 158 of its public housing units in Union City to project-based Section 8 units between September 2011 and November 2012. The Dublin Housing Authority's 150-unit Arroyo Vista complex (managed by HACA) was disposed of in March 2011 to Eden Housing. The complex was demolished and redeveloped into two rental projects; Carlow Court at Emerald Vista is a 50-unit complex serving very low-income seniors with 50 HACA project-based Section 8 vouchers, and Wexford Way at Emerald Vista is a 130-unit complex for very low-income families with 32 HACA project-based Section 8 vouchers.

In addition, the Housing Authority of the City of Livermore (LHA), designated as a high performer, owns and manages 125 units of multifamily housing at Leahy Square. In addition, LHA has used 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. LHA staff provides appropriate support services to transitional housing residents, and eventually facilitates their move to permanent independent housing, a top priority among residents.

In total, 197 public housing units in the Consortium provide homes for families, the elderly and disabled individuals.

HACA reports a 2,098-person waitlist for public housing; the list has not been opened since December 2011. The public housing waitlist operates on a preference point system which awards points for families displaced by HACA due to a state or federal disaster, other families displaced due to a state or federal disaster, elderly and disabled individuals, and families that live or work in HACA's jurisdiction. Veterans are given priority within each preference category. The Livermore Housing Authority has not opened its public housing waitlist since 2011 and has 646 applicants as of July 2014. The City of Alameda's Housing Authority does not have a public housing waitlist because its sole public housing development was converted to project-based Section 8 in Fall 2009. It does, however, have a series of affordable housing waitlists with a total of 394 applicants. The waitlist was last opened in summer 2013. The sizeable waitlists maintained by the Consortium PHAs are an indicator of the demand and need for affordable units serving lower-income households.

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Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	120	372	9,477	249	9,023	57	83	64

Table 22 - Public Housing by Program Type
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	2	10	0	1	9	0
# of Elderly Program Participants (>62)	0	17	180	2,203	91	2,083	10	17
# of Disabled Families	0	34	52	2,431	53	2,258	42	16
# of Families requesting accessibility features	0	120	372	9,477	249	9,023	57	83
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

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Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	**Certificate**	**Mod-Rehab**	**Public Housing**	**Vouchers**					
				Total	**Project - based**	**Tenant - based**	**Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	**Family Unification Program**	**Disabled ***
White	0	49	184	3,165	99	2,982	21	38	24
Black/African American	0	52	60	4,570	85	4,400	31	36	18
Asian	0	7	126	1,618	58	1,532	1	6	21
American Indian/Alaska Native	0	0	0	75	3	68	3	0	1
Pacific Islander	0	12	2	49	4	41	1	3	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Ethnicity of Residents

Program Type									
Ethnicity	**Certificate**	**Mod-Rehab**	**Public Housing**	**Vouchers**					
				Total	**Project - based**	**Tenant - based**	**Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	**Family Unification Program**	**Disabled ***
Hispanic	0	23	98	1,060	24	1,008	4	19	5
Not Hispanic	0	97	274	8,417	225	8,015	53	64	59
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HACA reports a 2,098-person waitlist for public housing; the list has not been opened since December 2011. The public housing waitlist operates on a preference point system which awards points for families displaced by HACA due to a state or federal disaster, other families displaced due to a state or federal disaster, elderly and disabled individuals, and families that live or work in HACA's jurisdiction. Veterans are given priority within each preference category. HACA's public housing units consist primarily of two-story units; however, two units are one-story units that have been made mobility accessible. The tenants living in these two units need the mobility accessible features of these units. No other tenants have indicated a need for an accessible unit. There are 261 applicants on the waiting list that have indicated a need for an accessible unit.

The Livermore Housing Authority has not opened its public housing waitlist since 2011 and has 646 applicants as of July 2014. The City of Alameda's Housing Authority does not have a public housing waitlist because its sole public housing development was converted to project-based Section 8 in 2009. It does, however, have a series of affordable housing waitlists with a total of 750 applicants. The waitlist was last opened in spring 2015. Of these applicants 7.2% are elderly and 21% have indicated that they have a disability.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The immediate needs of Housing Choice Voucher (HVC) holders are finding available units to rent as the current rental market rates exceed "rent reasonableness" for HCV clients. HACA has 1,994 applicants on the waiting list for public housing, of these 154 are elderly, 561 are disabled and 261 have indicated a need for an accessible unit. On HACA's Section 8 Tenant-Based Waiting list there are 544 people; 98 are elderly, 193 are disabled and 91 have indicated a need for a disabled unit. The City of Alameda has a waiting list of 750 people, 7.2% are elderly and 21% have indicated that they have a disability.

How do these needs compare to the housing needs of the population at large

These needs are very similar to the population at large that is extremely low income.

Discussion

None

OMB Control No: 2506-0117 (exp. 07/31/2015)

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NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

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.

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Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	218	1,134	2,720	406	430	200
Persons in Households with Only Children	0	10	20	8	12	200
Persons in Households with Only Adults	2,119	793	5,780	908	932	200
Chronically Homeless Individuals	760	171	1,870	282	302	200
Chronically Homeless Families	26	11	76	9	12	200
Veterans	353	139	977	121	157	200
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	72	25	170	97	27	200

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

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The total number of chronically homeless single adults in Alameda County decreased by 185 persons (17%), from 1,116 in 2011 to 931 in 2013. They constitute 22% of Alameda County's homeless population, down nearly 5 percentage points from 27% in 2011. The number of chronically homeless individuals who are sheltered decreased from 174 individuals in 2011 to 171 individuals in 2013. The number of unsheltered chronically homeless individuals decreased from 942 individuals in 2011 to 760 individuals in 2013.

In 2013, there were approximately 366 households with at least one adult and one child in emergency shelters, down from 293 in 2011. There were 8 households comprised of only children in emergency shelters in 2013, up from 3 households of solely children in 2011.

In 2013, there were approximately 758 households with at least one adult and one child in transitional housing, up from 703 in 2011, and 2 households comprised of only children in 2013, compared to no households of solely children in 2011.

The total number of homeless veterans is 492, in comparison to 488 veterans in 2011. The proportion of veterans who are sheltered and unsheltered is essentially unchanged from 2011. There were 345 unsheltered veterans in 2011 and 353 unsheltered veterans in 2013. There were 139 sheltered veterans in 2013 and 143 sheltered veterans in 2011.

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Nature and Extent of Homelessness: (Optional)

Race:	**Sheltered:**	**Unsheltered (optional)**
White	538	623
Black or African American	1,047	682
Asian	33	14
American Indian or Alaska Native	49	78
Pacific Islander	29	25
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	381	122
Not Hispanic	1,554	1,464

Data Source Comments: missing Other Multi-Racial Category - 239 sheltered; 164 unsheltered

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There are 462 families with children that are homeless. While the number of veterans in need of housing assistance is known, the number of families of veterans in need of housing assistance is unknown.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2013 Alameda County Homeless Count identified two distinct homeless populations: 1) sheltered homeless– people who are living in an emergency shelter or in a transitional housing program for the homeless (1,927 people); and 2) unsheltered homeless –people who are living outdoors or in a place not meant for human habitation (2,337 people). Homelessness increased by 2% (86 people) between 2011 and 2013, an amount that is not statistically significant. Further, 16% fewer people in Alameda County are homeless than in 2003.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Among people who are unsheltered homeless, disproportionately more people identify as African American and American Indian/Alaskan Natives than in the total population of Alameda County. Hispanics and Asians are represented as unsheltered at a much lower rate than the County population.

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Discussion:

None

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NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Special Needs Housing is defined as developments that provide permanent supportive housing and integrated housing for persons with special needs. Persons with special needs are those who are elderly, who are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, a youth aging out of foster care, persons with addictions, HIV/AIDS and their families, and victims of domestic violence.

There are consistent patterns between the special needs population and the increased risk for homelessness because of lack of adequate housing facilities and services available. These populations not only need permanent housing, but also integrated services to decrease their risk for homelessness.

This section provides an overview of the housing and supportive service needs of non-homeless special needs populations in the Consortium.

Describe the characteristics of special needs populations in your community:

HUD defines elderly as age 62 and older, and frail elderly as those persons who require assistance with three or more activities of daily living such as eating, bathing, walking, and performing light housework. The U.S. Census commonly defines elderly as age 65 and older. According to the 2011 American Community Survey (ACS) 5-Year Estimates, 12.5% of individuals (almost 130,000 persons) in the Consortium are 65 years and older. In addition, 11.9% of elderly householders aged 65 or older live alone (15,330 individuals).

Elderly households are more likely to be low-income, with 51.5% of households containing at least one person age 65 or older being extremely low-income, very low-income or low-income, with incomes ranging from 0-80% AMI, compared to 33.2% of the households in the general population of the Consortium.

There is a wide range of disability types and needs including mobility limitations or more acute physical disability, mental disability, substance abuse problems (alcohol or drug - AOD) and/or HIV/AIDS. The American Community Survey categorizes disabilities using six disability types or “difficulties.” There are 84,673 people with physical disabilities, or 8.5% of the population of the Alameda County HOME Consortium. In these calculations, people are considered disabled if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Of these 84,673 individuals with difficulties in the Consortium, 3,734 have hearing difficulties, 2,614 have vision difficulties, 5,011 have cognitive difficulties, 7,784 have ambulatory difficulties, 3,524 have self-care difficulties, and 5,807 have independent living difficulties.

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The Alameda County Department of Behavioral Health Care Services provides estimates on the number of people with mental disabilities in the County. The Department serves approximately 38,506 adults a year who have serious emotional disturbance and serious mental illness which include the need for periodic psychiatric hospitalization and other types of 24-hour care.

The majority of non-homeless mentally disabled people are consistently threatened with homelessness. Studies show that many mentally disabled people can live successfully in supported housing with adequate access to treatment and peer supports.

The Alameda County Behavioral Health Care Services Agency, Department of Alcohol and Drug Programs administer the count of admissions to alcohol and/or drug (AOD) programs in the County during fiscal year 2014. During this time period, a total of 7,044 people entered AOD programs.

What are the housing and supportive service needs of these populations and how are these needs determined?

In 2014, the Housing Consortium of the East Bay (a nonprofit organization that promotes affordable, accessible housing options for persons with developmental disabilities) found that there are 14,998 adults within the HOME Consortium area who have developmental disabilities and are clients of the Regional Center of the East Bay (RCEB). Of this total, 1409 live in their own home. A total of 2,074 people with physical disabilities live in various types of facilities such as Community Care Facilities (CCF) and Skilled Nursing Facilities (SNF). Some of these adults are requesting to live in their own places with support funded by the RCEB. A total of 11,515 live with a parent or legal guardian and an increasing number of people within this group are also requesting to live on their own with support.

Adults with developmental disabilities have very low incomes, most of them only receiving only SSI benefits ($721/month in 2014). Finding an apartment for 30% of their income in the Consortium area is extremely difficult. Over the last several years the Regional Center of the East Bay has facilitated the move of adults with developmental disabilities from facilities and from living with aging parents to independent supported living by purchasing support services from various community agencies. For people with developmental disabilities the biggest obstacle to living in their own place is the scarcity of affordable housing.

Individuals with physical disabilities require housing which is both affordable and adapted to their physical needs. There is a significant need for supportive services in addition to housing, such as assistance with daily life activities, in-home assistance, and social services such as employment training, counseling, benefits advocacy, and independent living skills.

The California Community Transitions (CCT) program identifies eligible MediCal beneficiaries who have continuously resided in state-licensed health care facilities for a period of 90 consecutive days or longer. Transition coordinators work directly with eligible individuals, support networks, and providers to facilitate and monitor transition from facilities to community settings. Eligible individuals of all ages with physical and mental disabilities have an opportunity to participate in CCT. CCT participants live in their own homes, apartments, or in approved community care facilities, and receive long-term services and supports which are identified in their individual comprehensive service plans.

DRAFT

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Discussion:

DRAFT

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

With declining fiscal resources and aging public facilities, public facility improvements are a priority need in the Urban County. Public Facilities (which may include neighborhood facilities, firehouses, public schools, libraries, shelters for persons having specials needs) are also considered a main component of commercial and residential area revitalization. The greatest obstacles to implementing public facilities improvements are high construction costs and the time required to construct improvements. Multiple funding sources are usually required and the projects are phased over time.

The public facilities identified include: senior centers, childcare centers, drop-in resource centers, job training centers, health centers and community centers.

How were these needs determined?

This information was gathered through requested data from the Urban County jurisdictions on the use of CDBG funds which address eligible community development needs. The jurisdictions utilized Transportation Plans, Housing Elements and Neighborhood Plans to identify these needs.

Describe the jurisdiction's need for Public Improvements:

With declining fiscal resources and aging infrastructure, infrastructure improvements are a priority need in the Urban County. Infrastructure improvements, which may include road and sidewalk repairs, water and sewage system upgrades, flood drain improvements, or undergrounding utilities, are also considered a main component of commercial and residential area revitalization. The greatest obstacles to implementing infrastructure improvements are high construction costs and the time required to construct improvements. Multiple funding sources are usually required and the projects are phased over time.

The public Improvements identified include: ADA access to parks, curb ramps, well maintained sidewalks near facilities that serve seniors and children, crime prevention measures.

How were these needs determined?

This information was gathered through requested data from the Urban County jurisdictions on the use of CDBG funds which address eligible community development needs. The jurisdictions utilized ADA Accessibility Plans, Pedestrian and Bicycle Master Plans, Transportation Plans, Housing Elements and Neighborhood Plans to identify these needs.

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Describe the jurisdiction's need for Public Services:

Public Service is an important need in areas of the Urban County with higher concentrations of moderate and lower income people. It provides a safety net for families and individuals who are in crisis or vulnerable via funding for social service agencies. The Urban County allocates up to 15% of its annual CDBG funds to support public services. Application requirements and priority funding areas vary among the jurisdictions. Please see the individual jurisdictional websites for more information.

Public Services identified include: fair housing counseling services, senior and low income children's meals, homeless outreach and other services, 211 Line, jurisdictional share funding for EveryOne Home and HMIS, mental health services, case management services, crime prevention and job training.

How were these needs determined?

This information was gathered through requested data from the Urban County jurisdictions on the use of CDBG funds which address eligible community development needs. The jurisdictions utilized Housing Elements and Neighborhood Plans to identify these needs, along with input from citizen committee and other organizations. An extensive survey was also conducted to gather community input on priority areas.

DRAFT

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis examines current and projected population figures, income levels, ethnic composition, and age composition to obtain a profile of the residents who make up the Consortium's housing market. It also describes characteristics of the housing stock, including general supply, condition, and housing available to people with special needs. The Housing Market Analysis also includes a profile of public and other assisted housing available, and the supportive housing, services, and facilities available for special needs populations.

The Alameda County 2015 *Analysis of Impediments to Fair Housing* found that the lack of affordable housing results in significant hardships for low-income households, preventing them from meeting other basic needs. Moderate income households are also increasingly being affected by the raising costs of housing and associated costs (taxes, insurance, homeowners' association fees, and home maintenance and repairs). Because home ownership is out of reach for many residents, low- and moderate-income households generally rent their homes as opposed to purchasing one. Of the 362,604 occupied housing units located in the Consortium, 60.5% are owner-occupied and the other 39.5% of homes are occupied by tenants.

DRAFT

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

In 2014, the Consortium had a total of 336,719 housing units, of which 247,567 or 69% were single-family housing units and 104,594 or 29% of housing structures were multifamily units. Additionally there are 6,892 mobile homes, or 2% of the Consortium's total housing stock. This was an increase of 3% in total housing units since 2009. Increases in the number of housing units within Consortium cities are due to the newly constructed units. The City of Dublin had the largest increase (13%) in housing units during the period, followed by Emeryville (9%). Six cities and the unincorporated County have gains of less than 2% in housing in the five year period. The Unincorporated County and the City of Newark lost a small number of units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	211,380	59%
1-unit, attached structure	36,187	10%
2-4 units	22,254	6%
5-19 units	31,145	9%
20 or more units	51,195	14%
Mobile Home, boat, RV, van, etc	6,892	2%
Total	***359,053***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	**%**	**Number**	**%**
No bedroom	706	0%	5,033	4%
1 bedroom	5,453	3%	36,763	29%
2 bedrooms	34,771	17%	53,574	42%
3 or more bedrooms	167,321	80%	33,098	26%
Total	***208,251***	***100%***	***128,468***	***101%***

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

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Alameda County has assisted in the development of over 3,362 Housing Units in 83 completed projects, having restricted 1,154 of those units with either HOME, HOPWA, CDBG or other local funding requirements. Overall, the County has over 25,000 below market rate units, funded through all types of affordable housing programs.

Alameda County HOME Consortium's 2015 *Analysis of Impediments to Fair Housing Choice* found that the Consortium has 9,930 subsidized units not including below market rate units (BMR). These units have been assisted by a variety of federal, state and local programs. The Consortium jurisdictions of San Leandro, Dublin and the unincorporated area of Ashland have over 10% of their housing stock as subsidized units, while Piedmont and unincorporated Sunol have no subsidized units; Albany and unincorporated Cherryland have less than 1%. The other Consortium members fall between 1-10% subsidized units of the overall housing stock.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

A number of the subsidized units face conversion to market-rate rents in the near future. According to the California Housing Partnership Corporation, there are 37 projects with rental units that will face conversion to market-rate rents in the next two years (FY14-16) within the County. Unless action is taken to preserve the affordability of these units, they will convert to market-rate housing.

Does the availability of housing units meet the needs of the population?

There is a severe shortfall of affordable homes for extremely low and very low income people in the HOME Consortium. Additionally a large portion of low income residents also do not have access to an affordable home. Median rents have increased while median income decreased or was stagnant, significantly increasing the percentage of income that a household must spend on rent. Concurrently there has been an 89% decrease in state and federal funds for affordable housing since 2008.

Describe the need for specific types of housing:

There are over 155,000 households in Alameda County who do not earn enough to afford Fair Market Rent on a two bedroom apartment. In addition 55,000 Very-Low and Extremely-Low income households have severe rent burdens in Alameda County, which represents 46% of all renter households.

The goals are to increase the availability of affordable rental housing for Low, Very Low and Extremely Low income households. This will be done with both New Construction activities and Acquisition and Rehabilitation of both existing and new buildings that can either be made more affordable or extend the terms of affordability. Preserving existing affordable housing is a cost effective way to maximize our resources. Additionally, providing tenant-based rental assistance allow many households to complete educational opportunities that in turn produce higher income leading to greater housing affordability.

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To assist those who are ready to become homeowners, information is shared about homeownership, creating opportunities where appropriate, and directing them to resources that will assist them.

Discussion

None.

DRAFT

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The Housing Market Analysis examines current and projected population figures, income levels, ethnic composition, and age composition to obtain a profile of the residents who make up the Consortium's housing market. It also describes characteristics of the housing stock, including general supply, condition, and housing available to people with special needs. The Housing Market Analysis also includes a profile of public and other assisted housing available, and the supportive housing, services, and facilities available for special needs populations.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	10,244	8.0%
$500-999	24,697	19.2%
$1,000-1,499	54,295	42.3%
$1,500-1,999	27,546	21.4%
$2,000 or more	11,686	9.1%
Total	***128,468***	***100.0%***

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	5,439	No Data
50% HAMFI	11,616	3,695
80% HAMFI	49,977	8,242
100% HAMFI	No Data	13,808
Total	***67,032***	***25,745***

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

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Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	892	1,082	1,361	1,901	2,332
High HOME Rent	892	1,082	1,347	1,547	1,706
Low HOME Rent	818	876	1,052	1,215	1,356

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a serious housing shortage in the HOME Consortium. The supply of affordable housing lags far behind the increasing need among lower income residents. Tables 34 and 35 show that there are more low 50% more low income renters then there are units available. ABAG's projections also show that none of the cities are projected to meet the projected new housing growth to meet the increased number of households.

How is affordability of housing likely to change considering changes to home values and/or rents?

There are going to be fewer affordable housing units available as the demand for housing increases.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME Consortium rents are higher than current (2014) Fair Market Rents. Many programs are experiencing difficulties identifying landlords who will accept rental assistance payments on behalf of low income tenants; the landlords no longer want to take Section 8 vouchers because they can receive more for the unit on the market. In 2013 the HOME Consortium had to pay for a rent study to increase the Fair Market rents above what HUD had estimated them to be for the area. This resulted in a slight increase in FMR's.

Discussion

Rental rates across the Consortium jurisdictions have risen significantly since 2009. Increases in rent over the past five years range from 18 percent in San Lorenzo to almost 50 percent in Union City, according to data provided by realAnswers (formerly RealFacts) for a sample of 42,500 rental units in Consortium jurisdictions. In the Consortium as a whole, rents have risen by 33 percent since 2009.

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As of July 2014, the average monthly rent across all Consortium jurisdictions is $1,819, up from $1,360 in 2009. Average rents are highest in Pleasanton, Dublin, and Emeryville, where rents range from $2,030 to $2,410. Only three jurisdictions have average rents below $1,500 per month, including San Leandro ($1,342), San Lorenzo ($1,435), and Castro Valley ($1,488).

Vacancy rates across the Consortium have edged down sharply during the post-recession recovery. Since 2009, the overall vacancy rate for Consortium jurisdictions declined from 5.9 percent to 3.1 percent. Rental vacancy rates are especially low in Castro Valley, San Lorenzo, and Albany where less than 2.0 percent of the rental housing stock is available. The highest vacancy rates in the Consortium are in Pleasanton (4.2 percent) and Dublin (4.1 percent); these rates are significantly lower than the rate of 5.0 percent, which is generally viewed by housing economists as the level sufficient to provide adequate choice and mobility for households in the rental market. The extremely low vacancy rates throughout the Consortium indicate a tight rental housing market in Alameda County, where options for renter households are highly constrained.

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MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

According to American Community Survey 2007-2011 data, 44% of the HOME Consortium's housing stock was built since 1980. The HOME Consortium contains 222,499 houses that were built prior to 1980 (66% of the housing stock). Pre-1978 housing is identified as most likely to contain lead-based paint is most often found. Lead-based paint may have been subsequently covered by latex or oil-based paint. (Lead-based paint became less available in the 1950's and 1960's. It was prohibited to be sold in 1972. 1978 is used as a cut-off date because it is assumed that lead-based paint was no longer being used after that year.) Older homes are also more likely to need rehabilitation than newer homes.

American Community Survey 2007-2011 data indicates that 1,229 homes in the HOME Consortium lacked complete plumbing facilities; 2,602 homes lacked complete kitchen facilities. Many low income homeowners cannot afford the substantial costs involved in rehabilitating their homes. There are 76,341 elderly homeowner households in the HOME Consortium area; of those households, close to 51% are extremely low and low income households. Extremely low and low income households are likely to inhabit homes with extensive deferred maintenance. In Alameda County's Owner-occupied Housing Rehabilitation program, the average cost of repairs needed is $35,000 - $40,000 per house. The program has seen a steady increase in costs in recent years as the costs of building materials and labor increases. Additionally, 7% of the housing stock with children present built prior to 1980 is at risk of having a lead-based paint hazard.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

The Table displays the number of housing units, by tenure, based on the number of "conditions" the units has. Selected conditions are similar to housing problems in the Needs Assessment and are: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden greater than 30%. Eligible and qualified rehabilitation project work includes correction of health, safety and code violations, hazard mitigation, removal of architectural barriers for mobility access of disabled persons, and correction of structural failures.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	80,958	39%	56,372	44%
With two selected Conditions	3,461	2%	6,416	5%
With three selected Conditions	34	0%	361	0%
With four selected Conditions	0	0%	135	0%
No selected Conditions	123,798	59%	65,184	51%
Total	***208,251***	***100%***	***128,468***	***100%***

Table 33 - Condition of Units

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Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	17,512	8%	10,181	8%
1980-1999	54,180	26%	32,347	25%
1950-1979	107,046	51%	67,936	53%
Before 1950	29,513	14%	18,004	14%
Total	***208,251***	***99%***	***128,468***	***100%***

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	136,559	66%	85,940	67%
Housing Units build before 1980 with children present	14,974	7%	9,383	7%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Unless carefully maintained, older housing stock can create health and safety problems for occupants. Generally, housing policy analysts believe that even with normal maintenance, dwellings over 40 years of age can deteriorate, requiring significant rehabilitation.

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The age of the Consortium's housing stock varies across entitlement jurisdictions and within the Urban County. Among entitlement jurisdictions, the City of Pleasanton has the newest housing stock with a median year built of 1983, just over 20 years old. The City of San Leandro is the entitlement jurisdiction with the oldest housing stock; the median year homes were built is 1958 (56 years). Within the Urban County, the median year built in Dublin is 1996 (18 years), while the median age in Piedmont is 75 years or a median year built of 1939.

As stated above, many low income homeowners cannot afford the substantial costs involved in rehabilitating their homes. Many people with disabilities are also low income and in need of accessibility improvements to their housing. Many times this need for improvements happens without warning so no budgeting for this expense can occur.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

% of the housing stock with children present built prior to 1980 is at risk of having a lead-based paint hazard. There are 14,974 owner-occupied housing units and 9,383 rental units that are estimated to contain lead-based paint hazards in the HOME Consortium.

Discussion

Not applicable.

DRAFT

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

In the HOME Consortium, the Housing Authority of the County of Alameda (HACA) owns and manages 72 public housing units in the cities of Emeryville and Union City. In Emeryville, the housing development is called Emery Glen (36 units) and in Union City is called Mission View (36 units). These developments are family projects (not restricted to senior households) and contain 48 two-bedroom units, 20 three-bedroom units and 4 four-bedroom units. Some of the units are adaptable and can easily be made fully accessible. While the Housing Authorities identify accessible units in their inventories, they do not track the number of contracted accessible tenant-based vouchers or special purpose voucher units.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	123	405	8,315	251	8,064	117	0	38
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

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The City of Alameda's Housing Authority does not operate any Public Housing Units. The Housing Authority of the County of Alameda (HACA) has two public housing developments. Emery Glen is located in Emeryville and Mission View is located in Hayward. Both locations score high on the inspection criteria.

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Public Housing Condition

Public Housing Development	Average Inspection Score
Emery Glen and Mission View	98

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

As part of the conversion of HACA's public housing into Project-Based Vouchers (PBVs) through HUD's Rental Assistance Demonstration Program (RAD) (see below), HACA contracts for the performance of third-party Physical Condition Assessment (PCA) that will be completed by the end of 2015. The PCA will identify repairs necessary in the first year following the conversion and the repairs and replacements during the next 20 years. The financing and scheduling of those repairs and replacements will become part of the approved conversation.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HACA's public housing is in the process of being converted into Project-Based Vouchers (PBV's) through HUD's Rental Assistance Demonstration Program (RAD). PBVs provide a more reliable funding stream than does public housing. In addition, removal from the public housing program allows a housing authority to borrow against the income from the property, like any rental property owner can, and to obtain Low income Housing Tax Credits. Since Congress has not appropriated sufficient public housing operating subsidy or public housing capital funds for decades, HUD views this conversion as the way to preserve the housing and to maintain its affordability for low-income households for the long term.

Discussion:

None

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MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The goal of Alameda County's EveryOne Home Plan is to provide a coordinated and comprehensive system of housing and supportive services to prevent and end homelessness. Systems, including programs that have historically been difficult for homeless people to access, must be coordinated at every level and resources allocated to ensure that services and housing, along the entire continuum, are available and are appropriate for the population that needs them. Efforts to promote awareness of the issue of homelessness and improve public perceptions of homeless and affordable housing projects will help reduce impediments and create an environment where program success is enhanced.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	437	160	823	979	96
Households with Only Adults	419	29	360	1,323	130
Chronically Homeless Households	29	0	0	440	54
Veterans	0	0	82	255	36
Unaccompanied Youth	10	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Alameda County HMIS

Comments:

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Transitional and ongoing mental health care is provided through Community Support Centers and through transitional programs, multi-service centers and local health centers. There are limited Community Support Centers in Alameda County, several of them are in North County, one is in South County and one in East County.

Alameda County Health Care for the Homeless (HCHP) is a federally funded 330(h) Health Care for the Homeless program that has been providing health care and case management services to homeless persons throughout Alameda County since 1988. In 2013, HCHP provided services to over 10,000 people experiencing homelessness. HCFH provides case management and referrals in two mobile medical clinics, visiting shelters, meal sites, transitional and recovery programs.

The Trust Clinic provides mental health and case management services to Alameda County residents who are homeless or at risk of homelessness. A mental health team meets with clients on a limited-time basis, primarily to assist in clarifying and documenting disabilities. A case management team aids clients with housing referrals and resources: transportation; food vouchers and referrals; referrals to medical, dental and optometry care, and alcohol and drug counseling; employment assistance; and financial benefits assistance. The Trust Clinic is also a medical-legal partnership and includes primary care services provided by a community clinic onsite.

Alameda County Health Care Services Agency is committed to ensuring that all homeless people will be enrolled in Medicaid through the Affordable Care Act.

Homeless people encounter multiple barriers to getting and retaining employment – many of them that most job seekers do not share – including the need for both interim and permanent housing, food, child care, transportation, access to telephone and message services, clothing appropriate for employment, health care, substance abuse and mental health treatment, job training and financial planning and assistance. Childcare is the greatest barrier to employment for homeless families, particularly for single women with children.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The primary source of county-wide information and referral is Eden I&R Alameda County's 211 provider. Many homeless service providers in Alameda County provide 24-hour hotlines that provide information about their own services and referrals.

Five organizations provide regular street outreach to homeless people, including two mobile health and mental health teams (Health Care for the Homeless (HCFH) and the Community Crisis Response Team). These programs focus on homeless people living on the streets or other places unsuited for

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habitation, and seek to provide immediate services and link them with ongoing services and shelter/housing. HCFH provides support including food assistance, financial benefits counseling, transportation, and employment assistance and referrals for medical and dental services, housing or food assistance.

Two primary sources of emergency services are food programs and drop-in centers. Food programs provide meals to homeless people and to housed people who are hungry. Some food programs provide hot meals at the site. Others provide grocery bags of food or vouchers to purchase food. There are over 150 sites in Alameda County that provide food for homeless people. Multi-Service Centers (drop-in centers) provide places for homeless people during the day providing on-site services, including homeless people with an address, access to phones, shower, clothing and assistance with other basic needs, as well as referrals to other agencies. There are 36 emergency shelters in the County. Stays in shelters average 45 days and range from 30 days to 6 months. Additional beds are available in the cold weather months at the winter shelter on the Oakland Army Base.

Exiting homelessness requires addressing chronic life issues, such as alcohol and drug (AOD) problems, domestic violence, and saving money to obtain permanent housing. Transitional housing with services such as job training, financial planning assistance and counseling for AOD or mental health issues can provide steps for many to recover from homelessness and to develop life skills that will enable them to move to permanent housing with lower risk of repeated homelessness. Currently, there are 82 transitional housing programs that serve singles, families, victims of domestic violence and veterans.

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MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

The following section describes the housing, facilities and services available to groups with specific needs, including the elderly, frail elderly, persons with disabilities, and persons with AIDS. The need for supportive housing and services by these special needs populations exceeds what is currently available. For more detailed information, please see the Alameda County Homeless and Special Needs Housing (EveryOne Home) Plan available at EveryOneHome.org.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Consortium residents are experiencing escalating rents and home sale prices, resulting in displacement and a reduction in the availability of affordable housing for special needs populations. Elderly residents have a unique set of housing needs, due to physical limitations, fixed incomes, health care costs, and limited mobility. Unit sizes and accessibility to transit, health care, and other services are important for elderly residents. Housing affordability also represents a key issue for seniors, many of whom are living on fixed incomes.

There are 2,989 subsidized senior housing units in the Consortium area. There are 34,025 senior households in Consortium jurisdictions that are classified as extremely low, very low, or low-income households making below 80% of AMI; this means that over half of all senior households in the Consortium are low-income. In addition to housing affordability, seniors face challenges in securing adequate housing units that can accommodate mobility and physical limitations.

Persons with disabilities, both physical handicaps and developmental disabilities, have a wide range of housing needs and have significant challenges in securing adequate housing. Some persons with disabilities require homes that are wheelchair-accessible or have grab bars or other accessibility features. Some individuals with disabilities may reside in licensed board and care homes that provide support 24 hours a day, 7 days a week, while others may prefer to receive full-time in-home care in their residence.

For disabilities individuals who do not earn enough income to pay for market-rate housing costs, housing affordability is a key issue. Those that have Supplemental Security Income (SSI) as their primary or only income source need deeply affordable units in order to afford housing.

People with developmental disabilities are largely misunderstood and commonly stigmatized. These individuals are easily dismissed by landlords who frequently receive multiple applications for any open unit immediately upon listing the unit. Even if persons with physical or developmental disabilities are able to secure housing, they are frequently subjected to inadequate housing conditions and discriminatory treatment by property owners or managers. In addition to difficulties related to

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reasonable modification and accommodation requests, discriminatory practices related to service companion animals and in-home caregivers are also common fair housing complaints.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Individuals with special needs, including the elderly or persons with physical or mental disabilities, need access to suitable housing in their communities. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability and support program regulations and reimbursement levels, along with the availability of appropriate accessible and affordable housing, people may live independently with some assistance in their own homes, or may live in assisted living or other special care facilities.

Adult Residential Facilities (ARF) provide 24-hour non-medical care for adults ages 18 years through 59 years old, who are unable to provide for their own daily needs. ARFs include board and care homes for adults with developmental disabilities and mental illnesses. Residential Care Facilities for the Elderly (RCFE) provide care, supervision, and assistance with daily living activities, such as bathing and grooming. Group Homes provide 24-hour non-medical care and supervision to children. Services include social, psychological, and behavioral programs for troubled youth. Small Family Homes (SFH) provide 24-hour care in the licensee's family residence for six or fewer children who require special supervision as a result of a mental or developmental disability or physical handicap.

There are 543 licensed care facilities with capacity to accommodate approximately 9,637 individuals within the Consortium. The cities of Hayward, Fremont, Union City, Pleasanton, and San Leandro have the largest number of facilities, with over 1,000 beds in each jurisdiction.

In addition to licensed community care facilities, there are an undocumented number of unlicensed facilities in the County. Unlicensed facilities also include residences that are similar to licensed facilities, but do not provide the services required to obtain a license. Quality varies across unlicensed care facilities, also known as room and board facilities. With little or no oversight, room and board facilities operate outside the system designed to assure safety for residents and neighbors.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

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Special needs and veterans affordable housing will continue to be a HOME Consortium priority in the next year. While most of the special needs activities are funded through non-entitlement sources (Continuum of Care Program Funds, VASH, SSVF, etc.), CDBG funds will be used to fund the 211 Information line and HOME funds will target the development of affordable housing units for special needs. The development project is a continuation from prior years that is expected to be completed in PY2015. HOME funds are also expected to be used in support of a veteran's housing development project located in Dublin.

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MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

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

CHAS data on severe housing problems indicated that 98,500 renter households and 78,873 owner households in the Consortium had one or more housing problems. 19% of renter households and 7% of owner households were overcrowded. The elderly are also affected by cost burdens, as 2% of senior with incomes below 30% AMI paid more than 30% of their monthly income on housing costs. 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. The number of total available rental units in the County has risen over the past five years, yet the number of affordable units has declined. With the ownership housing market escalating, the rental market is experiencing escalating rents.

For many homebuyers and renters who are disabled, accessibility is a large barrier to finding an affordable living space. There are 84,673 people who are disabled within the Consortium; disabled adults comprise 8.5% of the Consortium population.

In January 2015, the Alameda County HOME Consortium updated its *Analysis of Impediments to Fair Housing (AI).* According to AI, there is great 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 sought early in the development process so questions about proposed development can be addressed. 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 work towards community acceptance, developers and jurisdictions have 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 which sponsors Affordable Housing Week, held annually in May, offering tours, open houses, media presentations, and information regarding affordable housing.

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MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section is a description of the non-housing community development needs in the HOME Consortium, specifically an economic development market analysis. Some of the areas described are eligible uses of Community Development Block Grant (CDBG) funding as long as they are providing jobs to low-income persons. Each jurisdiction within the Consortium will address this section within their own Consolidated Plan as well.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	778	360	1	0	-1
Arts, Entertainment, Accommodations	10,302	9,913	11	13	2
Construction	4,578	3,587	5	5	0
Education and Health Care Services	15,671	9,784	17	13	-4
Finance, Insurance, and Real Estate	6,126	3,165	7	4	-3
Information	3,591	3,105	4	4	0
Manufacturing	10,335	6,550	11	9	-2
Other Services	5,887	4,555	6	6	0
Professional, Scientific, Management Services	14,270	19,687	16	26	10
Public Administration	0	2	0	0	0
Retail Trade	11,204	11,665	12	15	3
Transportation and Warehousing	3,474	893	4	1	-3
Wholesale Trade	5,427	3,437	6	4	-2
Total	91,643	76,703	--	--	--

Table 40 - Business Activity

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Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	139,575
Civilian Employed Population 16 years and over	127,805
Unemployment Rate	8.43
Unemployment Rate for Ages 16-24	20.20
Unemployment Rate for Ages 25-65	5.56

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	38,525
Farming, fisheries and forestry occupations	6,046
Service	11,011
Sales and office	31,531
Construction, extraction, maintenance and repair	9,354
Production, transportation and material moving	7,319

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	64,283	55%
30-59 Minutes	41,468	35%
60 or More Minutes	11,758	10%
Total	***117,509***	***100%***

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	8,740	946	6,120
High school graduate (includes equivalency)	20,664	2,495	8,584
Some college or Associate's degree	30,973	2,384	8,992
Bachelor's degree or higher	49,949	2,591	8,629

Table 44 - Educational Attainment by Employment Status

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Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Less than 9th grade	319	1,371	1,870	4,043	3,505
9th to 12th grade, no diploma	2,947	2,450	2,638	3,469	2,631
High school graduate, GED, or alternative	7,454	8,424	7,973	15,364	8,194
Some college, no degree	8,348	8,293	7,138	15,649	5,564
Associate's degree	1,147	2,676	2,749	5,936	1,453
Bachelor's degree	2,048	11,119	9,920	16,309	4,460
Graduate or professional degree	191	5,928	6,802	11,275	2,913

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	**Median Earnings in the Past 12 Months**
Less than high school graduate	21,494
High school graduate (includes equivalency)	31,554
Some college or Associate's degree	41,166
Bachelor's degree	59,716
Graduate or professional degree	81,187

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Many of Alameda County's largest employers are located in the cities of Berkeley and Oakland, with the University of California, Kaiser Hospital and Alameda County being the primary employers. This includes the Professional, scientific and Management Services Sector as well as the Education and Health Care Sector. Many of the low income jobs are found in the retail trade sector.

Describe the workforce and infrastructure needs of the business community:

The Association of Bay Area Governments estimated there were approximately 694,500 jobs in Alameda County in 2010. Consistent with information on the County's largest employers, Oakland, Fremont, and Berkeley comprised the top three job centers in 2010. Oakland accounted for 27% of all employment countywide, while Fremont and Berkeley contained 13% and 11% of the County total, respectively.

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Employment in Alameda County is projected to increase by 37% between 2010 and 2040, to 947,700 jobs. The Consortium is expected to grow slightly less with a projected increase of 34% during the same time period. High job growth, in terms of percentages, is projected for Dublin, but it had small job base in 2010. Nevertheless, Oakland, Fremont, and Berkeley will remain major employment centers within the County. Importantly, 24 of the County's 25 largest employers are within one-quarter mile of a transit station or bus stop.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

At the regional level, a concentrated effort is being made to upgrade the wireless/fiber infrastructure to attract new tech companies to the greater East Bay. Cities and the County are looking at the Lit San Leandro model to explore the potential for "fiber" broadband which could attract technology companies that need super-high speed "download and upload" speed that is used in the 3-D printing industry. Comcast, AT&T and Sonic are all privately investing in upgrading the East Bay's broadband infrastructure but more private/public investment is needed to install the conduits in the unincorporated county areas, plus individual developers and/or companies would then need to pay to hook their buildings to the conduit. So, the infrastructure needs to be developed to allow for job growth.

Technology companies are starting to push into Oakland as commercial rents become higher in other Bay Area cities. This could drive some new job opportunities for area residents who may, in turn, require job training to take advantage of these tech jobs.

Obamacare will drive growth in the health care sector with direct benefits largely in Castro Valley and San Leandro and Fremont, Consortium cities with hospitals. As with tech jobs, area residents may need job training to qualify for new job opportunities in the health care field.

The County and the Castro Valley/Eden Chamber are looking at tools and methods to jump-start entrepreneurs and launch new small businesses in the Eden Area. The County also received federal grant funding to launch new entrepreneurs in Ashland/Cherryland. Additionally, there is a strong push to train young residents (ages 18 to 24) for job opportunities, including entrepreneurial skills. Several County agencies are exploring possibilities for funding for mentoring, skills training, and perhaps even small start-up funds to supplement the Kiva Foundation Zip Loan Program currently in place.

With the loss of State redevelopment funds, there is a need to replace important revitalization programs including: façade improvement, gateway and branding signage, streetscape projects w/ new conduit, pop-up retail sites and incubator space, and funds to acquire opportunity sites and assemble viable parcels for retail and mixed-use development. All have potential to create work for people already employed.

Cities and counties are exploring a new financing tool called the Enhanced Infrastructure Financing District or EIFD; it's being seen as the successor to redevelopment in California. Up-front funds will be needed to form the District, including preparing the necessary studies and plans.

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The Deputy Sheriff's Activity League's Food Hub will serve the area's food-related start-ups. The Food Hub will rent out blocks of production time to individual food producers. But, setting up a retail and/or tech-focused incubator would require public subsidies, including start-up funds for equipment and marketing and on-going funding for rent and operations.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The education levels of the population of the Consortium are varied. An equal number of residents possess a college degree as hold a high school diploma, though more individuals with only a high school degree are unemployed than those with a college degree. The sectors employing the most individuals in the Consortium are "management, business and financial" and "sales and office". Therefore, more jobs available to individuals who are not college graduates are needed in the Consortium. These jobs need to pay above minimum wage.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The initiatives listed below support the Consortium's Consolidated Plan by providing the employment training and support to align the Consortium's residents with its employment opportunities.

Design it – Build it – Ship it (DBS) is an initiative that includes 10 East Bay community colleges, 5 workforce boards, University of California, Berkeley, Cal State University, East Bay, and other regional partners. Using $14.9 million in funding from the Department of Labor, DBS will help the East Bay reorganize the community college and workforce system to help unemployed and underemployed East Bay workers achieve career path employment in advanced manufacturing, transportation/logistics and engineering. The major activities of DBS include in-depth work with industry over 12 months to strengthen one and two year training programs in manufacturing and transportation/logistics.

East Bay Slingshot is a workforce initiative intended to develop and expand key regional industry clusters by enhancing the network of services and resources for entrepreneurs and small businesses to support a workforce development network that meets the needs of businesses and workers. Additional strategies include strengthening the regional business climate and improving the regulatory environment, expanding investment in infrastructure to enhance the movement of goods and people in the region, and sustaining focused efforts to maintain and enhance the East Bay's quality of life for residents.

The Career Pathways Trust grant is a $15 million, two-tiered workforce training initiative. Partners include community colleges, state universities, school districts, workforce investment boards and independent organizations. It is an innovative regional grant with strong employer engagement, including commitment to internships and job placement, throughout the education/training continuum. This initiative will implement an integrated and accelerated system of K-14 career pathways that are targeted to high demand careers in computer science, engineering technology and advanced/biotech fields and that address critical gaps in current educational and career pathways.

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The Multi-Sector Workforce Partnership Grant is a workforce initiative designed to serve dislocated workers. It provides core, intensive training and supportive services to dislocated workers in need of employment and job training services. Supportive services include transportation, clothing/work clothes, documentation and referrals to crisis support services.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

No

Discussion

The Economic Development Strategic Plan for the Urban Unincorporated Areas of Alameda County Executive Summary was adopted in 2007. The purpose of the Economic Development Strategic Plan is to achieve a higher quality of life in the unincorporated county by improving the economy in the region to provide services, jobs and opportunity for residents.

The Plan has three goals. First, the plan seeks to pursue local and regional economic development to further the unincorporated areas' vision for the future. Second, through economic development, it seeks to provide business retention, expansion, and attraction opportunities. Finally, the Plan intends to improve the quality of the built and natural environment, thereby strengthening quality of life for are residents.

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The most common housing problem for low to moderate-income households in the Consortium is cost burden. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs. Poorly-maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. With 40.8% of total households in the Consortium are cost burdened or severely cost burdened, this is a pervasive problem throughout the Consortium.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Consortium has a diverse population with no one race comprising a majority in 2014. White persons account for 32.4% of the population, Asian persons represent 31.2% and Hispanics and Latinos represent 23.9% of the population Consortium-wide. Black or African American persons represent 6.8% of the population, followed by a 4.2% who are two or more races, and a very small percent (less than 1% each) made up of a combination of the remaining categories including some other race alone, Native American and Native Hawaiian / Pacific Islander alone.

There are several methods recognized by HUD for defining areas of minority concentration. One method defines areas of minority concentration as census tracts where more than 50% of the population is comprised of a single ethnic or racial group. Under this definition, with regard to racial or ethnic minorities, portions of San Leandro, Hayward, Union City, and Fremont and portions of Dublin, Livermore, and the unincorporated areas have a majority Asian population. Additionally, San Lorenzo, Hayward, Union City, and Livermore have concentrations of Hispanic population under this definition.

Another way to define minority concentration is an area where the percentage of all minorities is at least 20% above the overall percentage for the Consortium-wide minority population percentage.

There are several cities or census designated places in the Consortium where racial or ethnic minorities are considered concentrated within the Consortium. With an Asian population in the Consortium of 31.2% overall, the jurisdictions of Fremont (52.6%) and Union City (51%) have concentrations of this population of more than 20% of the overall Consortium.

The census designated place of Cherryland has a Hispanic/Latino population of 56.9%, more than double the 23.9% population of the Consortium as a whole. Additionally, the census designated place of Ashland has a Hispanic/Latino population of 46%.

With regard to income, if concentration is similarly defined as 20% above the overall Consortium-wide percentage, only Ashland (57.8%) and Cherryland (56.2%) have low-income populations 20% higher than the Consortium-wide percentage of 33.2%.

What are the characteristics of the market in these areas/neighborhoods?

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The market characteristics in these neighborhoods are in many ways similar to the market characteristics of the Consortium as a whole. This has been particularly true since the beginning of the recession in 2007-2008. In the past year, especially, the sharp increase in home values has been reflected throughout the County to varying degrees. While rising home values are good news for those who are already homeowners, it often makes housing more expensive for renters and, of course, for those seeking to attain homeownership. Recent data from the California Association of Realtors indicates that more investors are purchasing properties (as opposed to purchasers who intend to reside in the property). Increasing home values will tend place upward pressure on rents.

Are there any community assets in these areas/neighborhoods?

These areas do have community assets, including community centers, parks, and other public facilities.

Are there other strategic opportunities in any of these areas?

The strategic opportunities in these areas align with the strategies of the Consolidated Plan as a whole.

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

The HOME Consortium's Strategic Plan will identify the priority needs of the Consortium and describe strategies that the Consortium will undertake to serve the priority needs. The priorities were developed from the analysis in the Needs Assessment and Market Analysis, in addition to community input.

The Consortium updated its Analysis of Impediments to Fair Housing Choice (AI) in January 2015. The AI identified strategies for removing or ameliorating negative effects of public policies that serve as barriers to affordable housing. Policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The housing needs strategy was developed by analyzing the characteristics of the housing market; particularly how the Consortium could use HOME and CDBG funds for rental assistance, production of new units, rehabilitation of existing units, and acquisition of existing units. The three Public Housing Agencies in the Consortium (Alameda County, City of Alameda and City of Livermore Housing Authorities) were consulted to develop the plan to meet the needs of public housing residents and public housing developments. The Alameda County Healthy Homes Department was consulted for strategies to evaluate and reduce lead-based paint hazards. EveryOne Home, Alameda County's Continuum of Care, was consulted for assistance in developing the plan for reducing and ending homelessness. These activities will primarily be funded with Emergency Solutions Grant , HOME Tenant-Based Rental Assistance and CDBG Funds.

The Consortium's Strategic Plan will estimate the HOME, CDBG and ESG resources that will be available to address the Consortium's priority needs. HOME and ESG resources are reported on a Consortium level.

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SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	Administration
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	Ashland, Unincorporated Alameda County
	Area Type:	CDFI area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	69.4
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	**Area Name:**	City of Albany

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	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	**Area Name:**	City of Dublin
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
5	**Area Name:**	City of Emeryville
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive

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	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	**Area Name:**	City of Newark
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
7	**Area Name:**	City of Piedmont
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	

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	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
8	**Area Name:**	Consortium-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
9	**Area Name:**	County-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

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10	**Area Name:**	EDEN PROJECT AREA, CHERRYLAND SUB-AREA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
11	**Area Name:**	Urban County-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

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General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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.

Alameda County HCD administers a Residential Rehabilitation Program using CDBG funds for several 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 improvements.

The rental rehabilitation program is available to those properties throughout the Urban County 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.

The Emergency Solutions Grant (ESG) is allocated to the Urban County on a formula basis. All activities to be undertaken are intended and open to serve eligible homeless individual and families living in the Urban County area.

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.

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SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Rental Housing Production
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Consortium-wide
	Associated Goals	Affordable Rental Housing
	Description	Increase the availability of affordable rental housing for extremely low (30%), very low (50%) and low (80%) income households.
	Basis for Relative Priority	Documented lack of affordable rental housing in the HOME Consortium area.
2	**Priority Need Name**	Housing Preservation
	Priority Level	High

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	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Consortium-wide
	Associated Goals	Preservation - Owner Preservation - Rental
	Description	Preserve existing affordable rental and ownership housing for households at or below 80% of AMI.
	Basis for Relative Priority	High need for preserving existing housing to allow for aging in place and to keep a healthy housing stock.
3	**Priority Need Name**	First Time Homebuyer
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Consortium-wide
	Associated Goals	First Time Homebuyer
	Description	Assist low and moderate income first time homebuyers.
	Basis for Relative Priority	Some jurisdictions in the HOME Consortium have this as a priority.
4	**Priority Need Name**	Fair Housing
	Priority Level	High

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	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Consortium-wide
	Associated Goals	Reduction of Housing Discrimination
	Description	Reduce housing discrimination.
	Basis for Relative Priority	Housing discrimination takes places with the Consortium area.
5	**Priority Need Name**	Homelessness
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	County-wide

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	Associated Goals	Rapid Re-Housing Reduction of time in unfit living environments Increase in rate of exits to permanent housing Prevention of loss of permanent housing Creation of Regional Housing Resource Centers Prevent people on edge of being homelessness from
	Description	By December, 2020, end homelessness as a chronic and on-going condition for any household in the Consortium.
	Basis for Relative Priority	Reducing homeless is a high priority for the Consortium.
6	**Priority Need Name**	Supportive Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Consortium-wide
	Associated Goals	Increase availability of service-enriched housing Veterans service-enriched housing
	Description	Increase the availability of service-enriched housing.
	Basis for Relative Priority	Many of the homeless population also have supportive service needs.
7	**Priority Need Name**	Community Development - Seniors

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	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Non-housing Community Development
	Geographic Areas Affected	Urban County-wide
	Associated Goals	Senior facilities and services
	Description	Promote provision of senior services and/or facilities.
	Basis for Relative Priority	Seniors are a vulnerable population.
8	**Priority Need Name**	Community Development - Parks
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Urban County-wide

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	Associated Goals	Park and recreation facilities
	Description	Support expansion and/or existing or new development of park and recreation facilities.
	Basis for Relative Priority	Identified as a quality of life issues for neighborhood residents.
9	**Priority Need Name**	Community Development - Neighborhood Facilities
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Non-housing Community Development
	Geographic Areas Affected	Urban County-wide
	Associated Goals	Neighborhood facilities Section 108 Loan Repayment
	Description	Support expansion and/or upgrade of existing or new development of neighborhood facilities.
	Basis for Relative Priority	Quality of life issues with neighborhood residents.
10	**Priority Need Name**	Community Development - Child Care
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Families with Children Non-housing Community Development
	Geographic Areas Affected	Urban County-wide
	Associated Goals	Childcare facilities and services
	Description	Support expansion of existing or new development of childcare facilities and/or services.
	Basis for Relative Priority	Need for low income working families for neighborhood childcare.

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11	**Priority Need Name**	Community Development - Crime Reduction
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Non-housing Community Development
	Geographic Areas Affected	Urban County-wide
	Associated Goals	Crime Reduction
	Description	Support crime reduction activities and/or services.
	Basis for Relative Priority	Quality of life in the neighborhoods.
12	**Priority Need Name**	Community Development - Accessibility
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Urban County-wide
	Associated Goals	Accessibility improvements
	Description	Support accessibility improvements.
	Basis for Relative Priority	Quality of life in home and in neighborhoods.
13	**Priority Need Name**	Community Development - Infrastructure Improvement

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	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Urban County-wide
	Associated Goals	Infrastructure improvements
	Description	Support infrastructure improvements.
	Basis for Relative Priority	Health and safety in neighborhoods
14	**Priority Need Name**	Community Development - Public Facilities
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Individuals Families with Children Non-housing Community Development
	Geographic Areas Affected	Urban County-wide
	Associated Goals	Public facilities
	Description	Support expansion and/or improvement of public facilities.
	Basis for Relative Priority	Quality of life in the neighborhoods.
15	**Priority Need Name**	Community Development - Public Services
	Priority Level	High

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	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Urban County-wide
	Associated Goals	Public Services
	Description	Support critical public services activities.
	Basis for Relative Priority	Quality of life in the neighborhoods.
16	**Priority Need Name**	Community Development - Economic Development
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Individuals Families with Children Non-housing Community Development
	Geographic Areas Affected	Urban County-wide
	Associated Goals	Childcare facilities and services Economic development

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	Description	Support expansion and creation of economic development opportunities.
	Basis for Relative Priority	Increased income increases quality of life.

Narrative (Optional)

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SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant Based Rental Assistance is a potential avenue for funding and a priority based on the significant number of extremely low, low and moderate income households in the HOME Consortium that experience cost burden and severe cost burden.
TBRA for Non-Homeless Special Needs	Tenant Based Rental Assistance is an option to address non-homeless special needs.
New Unit Production	New unit development will be prioritized in low-to moderate-income areas and areas already served by infrastructure, like water, sewer, and transportation services and facilities.
Rehabilitation	Rehabilitation is a priority because more than 138,000 housing units in the Consortium have one of the conditions defined as a Housing Problem.
Acquisition, including preservation	Acquisition and preservation remain a priority to encourage affordable home ownership.

Table 49 – Influence of Market Conditions

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SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Consortium will primarily use CDBG, HOME Investment Partnership, and ESG program funds to accomplish specific objectives in the next five years.

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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: $		

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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	1,613,493	148,460	0	1,761,953	1,613,493	To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the Urban County plans to undertake the following activities: 1) Support applications by organizations or agencies for other public and private sources of financing to leverage Urban County funds. 2) Include leveraging as a goal to the maximum extent possible in Urban County funding application review process. 3) Support the purchase and rehabilitation and new construction of units by nonprofit housing developers. 4) Promote private sector rehabilitation with the Housing Preservation Program. 5) Continue participation in the Mortgage Credit Certificate Program operated by the County of Alameda. 6) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 7) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

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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: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,993,240	36,225	0	2,029,465	1,993,240	The Alameda County HOME Consortium will leverage HOME funds as much as possible with local monies such as housing trust funds, and other affordable housing finance sources. To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the HOME Consortium plans to undertake the following activities:1) Support applications by other organizations or agencies for other public and private sources of financing to leverage HOME Consortium funds. 2) Include leveraging as a goal in HOME Program project application review processes. 3) Support the purchase, rehabilitation and construction of units by nonprofit housing developers. 4) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 5) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

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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	141,294	0	0	141,294	141,294	To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the Urban County plans to undertake the following activities: 1) Support applications by organizations or agencies for other public and private sources of financing to leverage Urban County funds. 2) Include leveraging as a goal to the maximum extent possible in Urban County funding application review process. 3) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 4) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

Table 50 - Anticipated Resources

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

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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.
- Continue participation in programs to support affordable homeownership.
- 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

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According to ABAG's *Projections 2009* the total area of Alameda County is 525,338 acres. Twenty-six percent (120,800 acres) of the total area is currently developed; 77,700 acres in residential use and 43,100 acres in commercial or industrial use. Of this amount only 34,900 acres (7%) are available for development; 23,000 acres are zoned for residential; 11,900 for Commercial/Industrial. Between 2000 and 2010 an annual average of 638 acres was developed for Greenfield remediation. ABAG is projecting that in the future this is expected to decline to 362 acres per year.

Discussion

None

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SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Region
CITY OF ALBANY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
CITY OF DUBLIN	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF EMERYVILLE	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
CITY OF NEWARK	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
CITY OF PIEDMONT	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Alameda County Healthy Homes	Government	Ownership Rental	Region
Housing Authority of Alameda County	PHA	Public Housing	Region
ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY	Government	Homelessness	Region

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Alameda County Social Services Agency	Government	Homelessness	Region
EveryOne Home	Continuum of care	Homelessness Planning	Region
ECHO HOUSING	Other	Ownership Public Housing Rental	Region
EDEN I&R	Non-profit organizations	Homelessness Public Housing Rental	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		

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Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Key stakeholders include Alameda Health System (public hospital and clinics), Highland Hospital, Alameda County Health Care Services Agency (Health Care for the Homeless Program, Public Health and Office of AIDS Administration), Alameda Alliance for Health (managed Medicaid plan), Alameda County Social Services Agency (SSA), Lifelong Medical Care (and other FQHCs), Sutter Hospitals, East Oakland Community Project (medical respite), Berkeley Food and Housing Project (medical respite), and Bay Area Community Services (medical respite).

Health care, social services, probation and corrections work to ensure clients are not discharged into homelessness. Behavioral health care, social services, and probation have rapid re-housing programs which assist their participants to exit to and/or maintain stable housing. ESG funds are used for rapid re-housing and a small portion is used for shelter diversion, providing resources at the front door to shelter to avoid an entry whenever possible. Housing specialists are used in conjunction with rental assistance to support vulnerable households in overcoming these barriers through advocacy with landlords on income amounts and sources as well as ensuring accessibility through reasonable accommodation. TANF funds assist families to keep or obtain permanent housing.

Alameda County has used Mental Health Services Act funding to develop hundreds of PSH units and spends $5 million annually to provide short and long-term housing subsidies for homeless individuals with serious mental health issues. The Trust Clinic (Oakland) is designed to fast track eligible disabled General Assistance recipients to SSI incomes. It is a partnership of Health Care for the Homeless (which

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provides housing services assistance, health care and disability verification), Behavioral Health Care Services, Social Services Agency, and the Homeless Action Center (which provides the SSI advocacy). Homeless Action Center helps participants obtain/maintain General Assistance as well as gain SSI. Rubicon Programs provides employment services in Berkeley and Hayward.

Health Care Services Agency ensures that all eligible participants are enrolled in Medicaid or Medicare. Alameda County "pre-enrolled" over 41,000 of estimated 55,000 eligible individuals in Medicaid, hundreds who experienced homelessness through a state and federally-sponsored Low Income Health Program designed to prepare county health systems for Affordable Care Act changes. They were provided with information and resources related to the expansion of health insurance coverage and organizations are now health insurance enrollment sites. The Health Care Services Agency has applied for funds for additional outreach and enrollment resources for homeless persons. Case managers will continue to assist participants to secure SNAP and other non-cash benefits.

Persons are not routinely discharged from health care facilities into homelessness; a variety of health care institutions work to reduce discharges into homelessness. The County has established two medical respite programs for individuals being discharged from local hospitals. Care transition initiatives with two of the area's major hospitals have resulted in improved discharge planning efforts.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service delivery system for persons experiencing homelessness is strong in the areas of helping persons to access mainstream benefits, both cash and non-cash assistance, and the provision of short term rental assistance. For example, the County has applied for assistance in enrolling newly qualified homeless persons for Medicaid and has been using emergency shelter and drop-in center staff to assist clients in applying for SSI, TANF and SNAPS. Recently, the resources to assist persons to move into scattered-site permanent housing with Rapid Rehousing rental assistance have increased by $5 Million using County General Funds and Support Services for Veteran Family funds. The rapidly tightening rental market has made this assistance harder to use and work with private landlords is a constant need. Alameda County has two employment programs targeted directly to homeless persons which serve up to 400 people annually. Discharge planning is an emerging strength with housing assistance starting much more in advance of release dates. Agreements with the County jail, the foster care system and several local hospitals have housing specialists working with people at risk of homelessness months or even years (in the case of foster youth) ahead of their scheduled exit from those systems of care. Street outreach and shelter diversion are the largest gaps in our system. The county does have street outreach programs, but with an unsheltered point-in-time count of over 2,000, the resources are inadequate. The Alameda County Health Care Services Agency is working to expand street outreach over the next two years. This county has not historically had strong shelter diversion, but is working to expand and put additional programs in place over the next several years. Analysis of the homeless population indicates that approximately 25% of persons enter the system from housing with family and friends and the same proportion exit homelessness to that same resource. Our continuum is exploring strategies that could assist those households to stabilize housing with family and friends and thus reduce entry into homelessness altogether.

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Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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 housing providers and service providers, particularly those addressing housing needs of the homeless and special needs populations. 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 also 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.

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SP-45 Goals - 91.415, 91.215(a)(4)

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	Consortium-wide	Rental Housing Production	CDBG: $120,579 HOME: $984,460	Rental units constructed: 70 Household Housing Unit Rental units rehabilitated: 30 Household Housing Unit
2	Preservation - Owner	2015	2019	Affordable Housing	Consortium-wide	Housing Preservation	CDBG: $364,335 HOME: $136,795	Homeowner Housing Rehabilitated: 64 Household Housing Unit
3	Preservation - Rental	2015	2019	Affordable Housing	Consortium-wide	Housing Preservation	CDBG: $120,579 HOME: $303,029	Rental units rehabilitated: 20 Household Housing Unit
4	First Time Homebuyer	2015	2019	Affordable Housing	Consortium-wide	First Time Homebuyer		Direct Financial Assistance to Homebuyers: 1 Households Assisted
5	Reduction of Housing Discrimination	2015	2019	Affordable Housing Public Housing	Consortium-wide	Fair Housing	CDBG: $85,000	Public service activities for Low/Moderate Income Housing Benefit: 1050 Households Assisted
6	Rapid Re-Housing	2015	2019	Affordable Housing	Consortium-wide Urban County-wide	Homelessness	HOME: $369,632 ESG: $100,000	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
7	Reduction of time in unfit living environments	2015	2019	Homeless	County-wide	Homelessness	ESG: $10,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Increase in rate of exits to permanent housing	2015	2019	Homeless	County-wide	Homelessness	ESG: $10,000	Housing for Homeless added: 10 Household Housing Unit
9	Prevention of loss of permanent housing	2015	2019	Homeless	County-wide	Homelessness	ESG: $10,000	Housing for Homeless added: 10 Household Housing Unit
10	Creation of Regional Housing Resource Centers	2015	2019	Homeless	County-wide	Homelessness	ESG: $11,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
11	Prevent people on edge of being homelessness from	2015	2019	Homeless	Consortium-wide	Homelessness	CDBG: $10,000	Homelessness Prevention: 50 Persons Assisted
12	Increase availability of service-enriched housing	2015	2015	Non-Homeless Special Needs	Consortium-wide	Supportive Housing	HOME: $300,000	Rental units constructed: 50 Household Housing Unit
13	Veterans service-enriched housing	2015	2019	Public Housing Non-Homeless Special Needs	Consortium-wide	Supportive Housing	HOME: $300,000	Rental units rehabilitated: 50 Household Housing Unit
14	Senior facilities and services	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Seniors	CDBG: $49,362	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
15	Park and recreation facilities	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Parks	CDBG: $100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Neighborhood facilities	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Neighborhood Facilities	CDBG: $50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
17	Childcare facilities and services	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Child Care Community Development - Economic Development	CDBG: $50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Jobs created/retained: 10 Jobs
18	Crime Reduction	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Crime Reduction		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
19	Accessibility improvements	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Accessibility	CDBG: $43,291	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
20	Infrastructure improvements	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Infrastructure Improvement	CDBG: $20,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	Public facilities	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Public Facilities	CDBG: $25,283	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
22	Public Services	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Public Services	CDBG: $59,368	Public service activities other than Low/Moderate Income Housing Benefit: 9000 Persons Assisted
23	Section 108 Loan Repayment	2015	2019	Non-Housing Community Development	City of Dublin	Community Development - Neighborhood Facilities	CDBG: $100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
24	Economic development	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Economic Development	CDBG: $50,000	Jobs created/retained: 10 Jobs

Table 53 – 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.
2	**Goal Name**	Preservation - Owner
	Goal Description	Provide assistance to low and moderate income homeowners in order to maintain and preserve their housing stock.

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3	**Goal Name**	Preservation - Rental
	Goal Description	Use all resources available to promote the preservation of existing rental housing stock occupied by low and moderate income households and promote its affordability.
4	**Goal Name**	First Time Homebuyer
	Goal Description	Support program(s) to assist first time homebuyers.
5	**Goal Name**	Reduction of Housing Discrimination
	Goal Description	Reduce housing discrimination through provision of fair housing and landlord/tenant services.
6	**Goal Name**	Rapid Re-Housing
	Goal Description	Use resources to rapidly re-house homeless households.
7	**Goal Name**	Reduction of time in unfit living environments
	Goal Description	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.
8	**Goal Name**	Increase in rate of exits to permanent housing
	Goal Description	Increase the rate at which people exit homelessness to permanent housing to 65%.
9	**Goal Name**	Prevention of loss of permanent housing
	Goal Description	Prevent 10% of people requesting shelter from needing shelter by resolving crisis to enable household to keep permanent housing.
10	**Goal Name**	Creation of Regional Housing Resource Centers
	Goal Description	Create three Regional Housing Resource Centers.
11	**Goal Name**	Prevent people on edge of being homelessness from
	Goal Description	Create County-wide prevention/diversion strategies that focus on mainstream systems use existing programs to ensure that households do not become homelessness.

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12	**Goal Name**	Increase availability of service-enriched housing
	Goal Description	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.
13	**Goal Name**	Veterans service-enriched housing
	Goal Description	Promote the production of affordable housing for veterans, especially permanent housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by developers.
14	**Goal Name**	Senior facilities and services
	Goal Description	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.
15	**Goal Name**	Park and recreation facilities
	Goal Description	Support the expansion and/or existing or new development of park and recreation facilities to the extent feasible.
16	**Goal Name**	Neighborhood facilities
	Goal Description	Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible. Neighborhood facilities must be located in underserved areas which are primarily low and moderate income.
17	**Goal Name**	Childcare facilities and services
	Goal Description	Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible. Child care facilities must be located in underserved areas which are primarily low and moderate income or directly serve these income groups.
18	**Goal Name**	Crime Reduction
	Goal Description	Support crime reduction activities and/or services to the extent feasible. The crime awareness activity must be located in underserved areas which are primarily low and moderate income or directly serve these income groups.
19	**Goal Name**	Accessibility improvements
	Goal Description	Support the provision of accessibility improvements to the extent feasible. The accessibility improvements must occur at general public buildings or park in which activities or programs are located which serve primarily low income and moderate income populations.

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20	**Goal Name**	Infrastructure improvements
	Goal Description	Support provision of infrastructure improvements to the extent feasible. The infrastructure improvements must be located in underserved areas which are primarily low and moderate income or directly serve these income groups.
21	**Goal Name**	Public facilities
	Goal Description	Support expansion or improvement of public facilities to the extent feasible. The public facilities must be located in areas which are primarily low and moderate income or directly serve these income groups.
22	**Goal Name**	Public Services
	Goal Description	Support critical public service activities to the extent feasible. The public service efforts must directly serve low or moderate income groups.
23	**Goal Name**	Section 108 Loan Repayment
	Goal Description	Support repayment of Section 108 loan made to build medical clinic serving low and moderate income population.
24	**Goal Name**	Economic development
	Goal Description	Support expansion and creation of economic development opportunities to the extent feasible. The economic development efforts must be located in areas which are primarily low income or must directly serve low income group.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

500 units of new housing will be constructed; 100 units of rental units will be rehabilitated; 200 families will receive tenant-based rental assistance and 50 homeowners will receive rehabilitation assistance. All will be low or extremely low income.

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SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

None of the three public housing authorities (Alameda County, City of Alameda and City of Livermore) in the Consortium area have a Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The City of Alameda's Housing Authority does not financially support residential councils at complexes owned by the Housing Authority; instead it encourages residents to form such councils if there is interest. The Housing Authority will then provide a meeting place for the council. Yearly the Housing Authority hosts a Town Hall meeting for each of the complexes owned by the Housing Authority.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

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SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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.

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SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

211 is a central access point in Alameda County for homeless persons seeking shelter and other service needs. 211 does an initial assessment to match individual needs with available resources in Alameda County. 211 also has a large database of affordable housing units to assist homeless households find affordable housing.

The Hope Project provides outreach to street homeless in south and east Alameda County. Health Care for the homeless provides health care to homeless in shelter and on the street. All of these programs provide an initial assessment to determine individual needs and works to meet those needs, either directly or through referrals.

Addressing the emergency and transitional housing needs of homeless persons

There are 33 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.

For many, exiting homelessness requires addressing chronic life issues, such as alcohol and drug (AOD) problems, domestic violence, saving money to obtain permanent housing. Transitional housing with services such as job training, financial planning assistance and counseling for AOD or mental health issues can provide an intermediate step for many to recover from homelessness and to develop life skills that will enable them to move to permanent housing with lower risk of repeated homelessness. Residents stay in transitional housing for up to 6 to 24 months. Currently, there are 33 transitional housing programs that serve singles, families, victims of domestic violence and veterans.

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.

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. An annual Outcomes Report is issued every spring tracking the progress of projects towards locally and nationally established goals.

HCD and EveryOne Home collaborate with the local veteran's administration to streamline the referral and assessment process for chronically homeless veterans to access VASH vouchers. The Housing Authority of Alameda County has 50 VASH vouchers through the Oakland Veterans Administration Office and 75 vouchers through the Palo Alto VA office. Funds from the SSVF program will assist with move-in

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costs for these vets in the coming year. Veteran families will also be rehoused with SSVF funds that will cover not only move-in costs but short term subsidies and supportive services. The SSVF program in Alameda County is a collaboration of five agencies.

HCD and EveryOne Home collaborate to expand housing opportunities by working to ensure that each community is contributing to the creation of permanent housing affordable and accessible to the EveryOne Home target populations. Collaboration will continue with local housing authorities to increase vouchers available to the population as well.

The AC Impact program, funded by HUD Continuum of Care, provides expanded street outreach, engagement, and housing navigation services, along with 46 housing vouchers for chronically homeless individuals with frequent law enforcement encounters. These vouchers are distributed through four cities in Alameda County.

Alameda County received state "boomerang" funds as a result of the dissolution of 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 available additional funding to provide rapid re-housing to homeless families on CalWORKs. Social Services agency partnered with HCD to administer this rapid re-housing program.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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 development 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.

Future ESG funding will provide prevention activities that will likely address these populations.

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SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Alameda County Community Development Agency's Healthy Homes Department (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. The program will make 140 units of low-income housing with young children lead-safe, complete healthy housing assessments and interventions in each of these units, coordinate with agencies and community-based organizations to bring additional health and safety resources, and strengthen community capacity for addressing and incorporating lead safety compliance and healthy housing principles. The Department 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

Past experience has shown that older properties have a higher likelihood of containing lead-based paint, and low-income households occupied by children under six are at highest risk for exposure. The housing units that are a priority are older units with children under six, family child care homes, and smaller rental properties, which typically have more extensive lead hazards because of deferred maintenance. Often owners of these properties are unable to finance repairs without assisted rehabilitation programs. ACHHD will carry out focused outreach to high risk low-income families with young children through partner agencies and community-based organizations with a priority on homes associated with a lead exposed child or being used as family child care home. ACHHD has 22 years of experience in case managing lead-poisoned children and has processes in place to enroll eligible properties associated with lead exposed children. The ACHHD will work with partners and city rehabilitation services to bring additional resources to these families, promote enrollment in the lead hazard control grant, and provide information on lead safety and healthy housing. The program is also working on a Pro-Active Rental Inspection policy with city and county departments. For longer term sustainability, the ACHHD will train partner agency staff and home visitors to recognize healthy housing issues.

How are the actions listed above integrated into housing policies and procedures?

ACHHD has been and will continue to follow the Advancing Healthy Housing Strategy for Action that was developed to reduce the number of American homes with residential health and safety hazards. The department have developed a consensus on the basic concept of a healthy home, encourages the adoption of the federally-recognized criteria for Healthy Homes with each agency we partner with in our collaborations, creates, conducts and supports training and workforce development to address health hazards in housing, educates the public about Healthy Homes, and supports research that informs and advances Healthy Housing in a cost-effective manner. The program has been building on the concept and has developed an action plan to advance Healthy Homes by identifying lead-based paint hazards and other housing-related health and safety deficiencies in the home and working with other partners to help bring needed resources to create safe and healthy homes for vulnerable populations in Alameda

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County while using and refining the most cost-effective approach. ACHHD continues to provide trainings and presentations on the Essentials of Healthy Housing, Integrated Pest Management and EPA Renovate Repair and Painting to property owners, property managers, health professionals and contractors in Alameda County in addition to agencies and other organizations within the jurisdiction. ACHHD also provides education to parents, medical providers, realtors, building officials, social service agencies and others to incorporate Healthy Housing principles into their day to day activities.

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SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

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 rise.

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 Consortium through the CDBG program are intended to support the service needs of very low income families and individuals, such as the Emeryville Community Action Program which provides food baskets to support those with limited income to pay for food, 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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

A strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and groups overseeing these efforts on an inter-jurisdictional basis. These groups, including the HOME Consortium and Urban County Technical Advisory Committees, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the HOME Consortium. Non-housing community development programs within the Consortium have focused coordination on community development including infrastructure improvements, economic development, accessibility improvements or child care.

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

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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 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 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.

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SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Alameda County Housing and Community Development Department will monitor progress on activities undertaken with HUD funds as part of its on-going performance monitoring procedures. This includes: bi-monthly meetings of the Urban County Technical Advisory Committee, and bi-monthly meetings of the HOME Consortium Technical Advisory Committee where project progress is updated; bi-monthly meetings of the HCD Citizen Advisory Committee, which provides citizen input on housing policy and implementation within the County; and a bi-monthly and annual review of each jurisdiction's project implementation progress. The cities are committed to ensuring that the funds they administer are used for the intended beneficiaries as specified by local, state and federal regulations. They have adopted and put into operation procedures to monitor the operations of their programs. These procedures include: Public and City Council monitoring through public hearings and periodic reports to City Council; regular progress review meetings; staff evaluation; annual evaluation of priorities; submission of progress reports; periodic site visits and program evaluations; financial monitoring, record keeping, and reporting requirements; review of periodic project reports and invoicing and payment requests from outside agencies; and notification of non-compliance.

HCD's monitoring procedures include: public hearings, HUD monitoring, periodic reports to the Board of Supervisors; regular staff progress review meetings; on-going staff evaluation of projects; review of project and jurisdictional invoices, annual evaluation of housing and community development priorities through the Consolidated Planning process; Housing Quality Standard (HQS) monitoring at housing project sites by HCD staff; HCD staff monitoring of jurisdictions in the Urban County, including review of financial and project record keeping, and reporting requirements; review of periodic project reports, invoices and payment requests from outside agencies; and notification of non-compliance.

The Consortium jurisdictions will comply with statutory requirements required by the Community Development Block Grant Program, the Emergency Solutions Grant Program, the HOME Program and other federal funding programs (as applicable). These include but are not limited to: the National Environmental Policy Act, Fair Housing and Equal Opportunity, Affirmative Marketing, Accessibility, Section 3 of the Housing and Urban Development Act of 1968, Minority/Women's Business Enterprise outreach, labor requirements, contracting and procurement practices, the Lead-Based Paint Poisoning Prevention Act, and the Uniform Relocation Act. HCD and the cities maintain standards and procedures to ensure long-term compliance with these requirements.

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Expected Resources

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

Introduction

The Consortium will primarily use CDBG, HOME Investment Partnership, and ESG program funds to accomplish specific objectives in the next five years.

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: $		

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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	1,613,493	148,460	0	1,761,953	1,613,493	To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the Urban County plans to undertake the following activities: 1) Support applications by organizations or agencies for other public and private sources of financing to leverage Urban County funds. 2) Include leveraging as a goal to the maximum extent possible in Urban County funding application review process. 3) Support the purchase and rehabilitation and new construction of units by nonprofit housing developers. 4) Promote private sector rehabilitation with the Housing Preservation Program. 5) Continue participation in the Mortgage Credit Certificate Program operated by the County of Alameda. 6) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 7) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

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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: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,993,240	36,225	0	2,029,465	1,993,240	The Alameda County HOME Consortium will leverage HOME funds as much as possible with local monies such as housing trust funds, and other affordable housing finance sources. To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the HOME Consortium plans to undertake the following activities:1) Support applications by other organizations or agencies for other public and private sources of financing to leverage HOME Consortium funds. 2) Include leveraging as a goal in HOME Program project application review processes. 3) Support the purchase, rehabilitation and construction of units by nonprofit housing developers. 4) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 5) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

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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	141,294	0	0	141,294	141,294	To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the Urban County plans to undertake the following activities: 1) Support applications by organizations or agencies for other public and private sources of financing to leverage Urban County funds. 2) Include leveraging as a goal to the maximum extent possible in Urban County funding application review process. 3) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 4) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

Table 54 - 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

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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.
- Continue participation in programs to support affordable homeownership.
- 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.

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

According to ABAG's *Projections 2009* the total area of Alameda County is 525,338 acres. Twenty-six percent (120,800 acres) of the total area is currently developed; 77,700 acres in residential use and 43,100 acres in commercial or industrial use. Of this amount only 34,900 acres (7%) are available for development; 23,000 acres are zoned for residential; 11,900 for Commercial/Industrial. Between 2000 and 2010 an annual average of 638 acres was developed for Greenfield remediation. ABAG is projecting that in the future this is expected to decline to 362 acres per year.

Discussion

None

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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	Affordable Rental Housing	2015	2019	Affordable Housing	Consortium-wide	Rental Housing Production	CDBG: $120,579 HOME: $984,460	Rental units constructed: 70 Household Housing Unit
2	Preservation - Owner	2015	2019	Affordable Housing	Urban County-wide County-wide	Housing Preservation	CDBG: $364,335 HOME: $136,795	Homeowner Housing Rehabilitated: 64 Household Housing Unit
3	Preservation - Rental	2015	2019	Affordable Housing	Consortium-wide	Housing Preservation	CDBG: $120,579 HOME: $303,029	Rental units rehabilitated: 20 Household Housing Unit
4	Reduction of Housing Discrimination	2015	2019	Affordable Housing Public Housing	Urban County-wide	Fair Housing	CDBG: $85,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1050 Households Assisted
5	Rapid Re-Housing	2015	2019	Affordable Housing	Consortium-wide	Rental Housing Production Homelessness Supportive Housing	HOME: $369,632 ESG: $100,000	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
6	Reduction of time in unfit living environments	2015	2019	Homeless	County-wide	Homelessness	ESG: $10,000	Homeless Person Overnight Shelter: 50 Persons Assisted
7	Increase in rate of exits to permanent housing	2015	2019	Homeless	County-wide	Homelessness	ESG: $10,000	Housing for Homeless added: 10 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Prevention of loss of permanent housing	2015	2019	Homeless	County-wide	Homelessness	ESG: $10,000	Housing for Homeless added: 10 Household Housing Unit
9	Creation of Regional Housing Resource Centers	2015	2019	Homeless	County-wide	Homelessness	ESG: $10,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
10	Prevent people on edge of being homelessness from	2015	2019	Homeless	County-wide	Homelessness	ESG: $10,000	Homelessness Prevention: 50 Persons Assisted
11	Increase availability of service-enriched housing	2015	2015	Non-Homeless Special Needs	Consortium-wide	Rental Housing Production Homelessness Supportive Housing	HOME: $369,362	Rental units constructed: 50 Household Housing Unit
12	Veterans service-enriched housing	2015	2019	Public Housing Non-Homeless Special Needs	City of Dublin	Rental Housing Production Supportive Housing	HOME: $269,087	Rental units constructed: 50 Household Housing Unit
13	First Time Homebuyer	2015	2019	Affordable Housing	Consortium-wide	First Time Homebuyer		
14	Senior facilities and services	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Seniors	CDBG: $49,362	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
15	Park and recreation facilities	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Parks		
16	Neighborhood facilities	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Neighborhood Facilities		
17	Childcare facilities and services	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Child Care		

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Crime Reduction	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Crime Reduction		
19	Accessibility improvements	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Accessibility	CDBG: $43,291	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
20	Infrastructure improvements	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Infrastructure Improvement		
21	Public facilities	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Public Facilities	CDBG: $25,283	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
22	Public Services	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Public Services	CDBG: $59,368	Public service activities other than Low/Moderate Income Housing Benefit: 9000 Persons Assisted
23	Section 108 Loan Repayment	2015	2019	Non-Housing Community Development	City of Dublin	Community Development - Neighborhood Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
24	Economic development	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Economic Development		Businesses assisted: 5 Businesses Assisted

Table 55 – Goals Summary

Goal Descriptions

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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. A combination of funds will be used including federal, state and local housing program funds.
2	**Goal Name**	Preservation - Owner
	Goal Description	Provide Minor Home Repair assistance to low income homeowners in order to maintain and preserve their housing. 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	Use resources to rapidly re-house homeless households.
6	**Goal Name**	Reduction of time in unfit living environments
	Goal Description	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.
7	**Goal Name**	Increase in rate of exits to permanent housing
	Goal Description	Increase the rate at which people exit homelessness to permanent housing to 65%.
8	**Goal Name**	Prevention of loss of permanent housing
	Goal Description	Prevent 10% of people requesting shelter from needing shelter by resolving crisis to enable household to keep permanent housing.

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9	**Goal Name**	Creation of Regional Housing Resource Centers
	Goal Description	Create three Regional Housing Resource Centers.
10	**Goal Name**	Prevent people on edge of being homelessness from
	Goal Description	Create County-wide prevention/diversion strategies that focus on mainstream systems use existing programs to ensure that households do not become homelessness.
11	**Goal Name**	Increase availability of service-enriched housing
	Goal Description	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.
12	**Goal Name**	Veterans service-enriched housing
	Goal Description	Promote the production of affordable housing for veterans, especially permanent housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by developers.
13	**Goal Name**	First Time Homebuyer
	Goal Description	Support program(s) to assist first time homebuyer.
14	**Goal Name**	Senior facilities and services
	Goal Description	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.
15	**Goal Name**	Park and recreation facilities
	Goal Description	Support the expansion and/or existing or new development of park and recreation facilities to the extent feasible.
16	**Goal Name**	Neighborhood facilities
	Goal Description	Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible. Neighborhood facilities must be located in underserved areas which are primarily low and moderate income.

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17	**Goal Name**	Childcare facilities and services
	Goal Description	Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible. Child care facilities must be located in underserved areas which are primarily low and moderate income or directly serve these income groups.
18	**Goal Name**	Crime Reduction
	Goal Description	Support crime reduction activities and/or services to the extent feasible. The crime awareness activity must be located in underserved areas which are primarily low and moderate income or directly serve these income groups.
19	**Goal Name**	Accessibility improvements
	Goal Description	Support the provision of accessibility improvements to the extent feasible. The accessibility improvements must occur at general public buildings or park in which activities or programs are located which serve primarily low income and moderate income populations.
20	**Goal Name**	Infrastructure improvements
	Goal Description	Support provision of infrastructure improvements to the extent feasible. The infrastructure improvements must be located in underserved areas which are primarily low and moderate income or directly serve these income groups.
21	**Goal Name**	Public facilities
	Goal Description	Support expansion or improvement of public facilities to the extent feasible. The public facilities must be located in areas which are primarily low and moderate income or directly serve these income groups.
22	**Goal Name**	Public Services
	Goal Description	Support critical public service activities to the extent feasible. The public service efforts must directly serve low or moderate income groups.
23	**Goal Name**	Section 108 Loan Repayment
	Goal Description	Support repayment of Section 108 loan made to build medical clinic serving low and moderate income population.
24	**Goal Name**	Economic development
	Goal Description	Support expansion and creation of economic development opportunities to the extent feasible. The economic development efforts must be located in areas which are primarily low income or must directly serve low income group.

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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 FY2015/2016.

This section describes individual activities to be funded with FY2015/2016 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 FY15 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 - Open Heart Kitchen
5	Dublin - Axis Community Health Center
6	Dublin Section 108 Repayment
7	Dublin - Senior Support of the Tri-Valley
8	Dublin - Meals on Wheels
9	Dublin - CALICO
10	Emeryville - Berkeley Food and Housing Project
11	Emeryville - HMIS InHouse
12	Emeryville - Meals on Wheels
13	Piedmont - Curb Cuts
14	CDBG Admin County
15	CDBG Admin Urban County Cities
16	Urban County - ECHO
17	Rental Rehabilitation Program
18	Single Family Rehabilitation Project Delivery
19	Single Family Rehabilitation Program
20	Urban County Affordable Housing Funds
21	ESG Projects and Administration
22	HOME Administration

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#	Project Name
23	HOME CHDO
24	HOME Tenant-Based Rental Assistance
25	HOME Rental Housing Production
26	HOME Owner Rehabilitation

Table 56 – 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.

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AP-38 Project Summary

Project Summary Information

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1	**Project Name**	Albany - Meals on Wheels
	Target Area	City of Albany
	Goals Supported	Senior facilities and services
	Needs Addressed	Community Development - Seniors
	Funding	CDBG: $16,000
	Description	Provide an average of 30 hot meals daily to homes of low-income, frail homebound elderly residents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Provide an average of 30 hot meals daily to homes of low-income, frail homebound residents.
	Location Description	City of Albany
	Planned Activities	
2	**Project Name**	Albany - Curb Cuts
	Target Area	City of Albany
	Goals Supported	Accessibility improvements
	Needs Addressed	Community Development - Accessibility
	Funding	CDBG: $9,295
	Description	Construct 11 ADA accessible curb ramps city-wide.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Construct 2-3 ADA accessible curb-ramps city-wide. Location TBD
	Location Description	City of Albany - sites TBD
	Planned Activities	
3	**Project Name**	Albany - Homeless Outreach
	Target Area	City of Albany
	Goals Supported	Reduction of time in unfit living environments
	Needs Addressed	Homelessness
	Funding	CDBG: $26,000
	Description	Outreach and engagement, case management, referrals and linkages; housing search and placement.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	50 people

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	Location Description	City of Albany
	Planned Activities	Outreach and engagement, case management, referrals and linkages; housing search and placement.
4	**Project Name**	Dublin - Open Heart Kitchen
	Target Area	City of Dublin
	Goals Supported	Public Services
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: $12,600
	Description	Free hot meals are provided for low income residents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	150 people
	Location Description	City of Dublin
	Planned Activities	Provide hot meals.
5	**Project Name**	Dublin - Axis Community Health Center
	Target Area	City of Dublin
	Goals Supported	Public Services
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: $7,530
	Description	Patient care for low income patients
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	300 people - low income families
	Location Description	City of Dublin
	Planned Activities	
6	**Project Name**	Dublin Section 108 Repayment
	Target Area	Urban County-wide
	Goals Supported	Section 108 Loan Repayment
	Needs Addressed	Community Development - Neighborhood Facilities
	Funding	CDBG: $25,283
	Description	Section 108 Loan Payment (City of Pleasanton) for Axis Health Center.
	Target Date	6/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	270 people - low income families
	Location Description	City of Pleasanton
	Planned Activities	
7	**Project Name**	Dublin - Senior Support of the Tri-Valley
	Target Area	City of Dublin
	Goals Supported	Senior facilities and services
	Needs Addressed	Community Development - Seniors
	Funding	CDBG: $11,646
	Description	Case Management services for seniors living in their homes.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	57 low income seniors
	Location Description	City of Dublin
	Planned Activities	
8	**Project Name**	Dublin - Meals on Wheels
	Target Area	City of Dublin
	Goals Supported	Senior facilities and services
	Needs Addressed	Community Development - Seniors
	Funding	CDBG: $8,350
	Description	Deliver 4,500 meals to 45 low-income seniors.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	45 low income seniors
	Location Description	City of Dublin
	Planned Activities	Providing meals
9	**Project Name**	Dublin - CALICO
	Target Area	City of Dublin
	Goals Supported	Public Services
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: $7,300
	Description	Case management for abused children

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	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	11 children
	Location Description	City of Dublin
	Planned Activities	Case management for abused children.
10	**Project Name**	Emeryville - Berkeley Food and Housing Project
	Target Area	City of Emeryville
	Goals Supported	Reduction of time in unfit living environments
	Needs Addressed	Homelessness
	Funding	CDBG: $4,600
	Description	Support for homeless people using the Multi-Service Center for homeless support services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	16 homeless people
	Location Description	City of Berkeley
	Planned Activities	Supportive Services
11	**Project Name**	Emeryville - HMIS InHouse
	Target Area	City of Emeryville
	Goals Supported	Increase in rate of exits to permanent housing
	Needs Addressed	Homelessness
	Funding	CDBG: $1,338
	Description	Emeryville's contribution towards Alameda County-wide HMIS Program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	4 people
	Location Description	Alameda County Housing and Community Development Department - Hayward
	Planned Activities	HMIS Program
12	**Project Name**	Emeryville - Meals on Wheels
	Target Area	City of Emeryville
	Goals Supported	Senior facilities and services

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	Needs Addressed	Community Development - Seniors
	Funding	CDBG: $13,366
	Description	Deliver meals to 17 low-income seniors.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	17 low income seniors
	Location Description	City of Emeryville
	Planned Activities	Provide meals
13	**Project Name**	Piedmont - Curb Cuts
	Target Area	City of Piedmont
	Goals Supported	Accessibility improvements
	Needs Addressed	Community Development - Accessibility
	Funding	CDBG: $33,996
	Description	Curb cuts at Howard and Oakland Ave
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Intersection of Howard and Oakland Ave in Piedmont
	Planned Activities	Curb Cuts
14	**Project Name**	CDBG Admin County
	Target Area	Administration
	Goals Supported	Affordable Rental Housing Preservation - Owner Preservation - Rental Reduction of Housing Discrimination Senior facilities and services Park and recreation facilities Neighborhood facilities Childcare facilities and services Crime Reduction Accessibility improvements Infrastructure improvements Public facilities Public Services Section 108 Loan Repayment Economic development

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	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 - Crime Reduction Community Development - Accessibility Community Development - Infrastructure Improvement Community Development - Public Facilities Community Development - Public Services Community Development - Economic Development
	Funding	CDBG: $288,499
	Description	General Admin for oversight of CDBG Program
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Hayward - HCD
	Planned Activities	Administration of the grant
15	**Project Name**	CDBG Admin Urban County Cities
	Target Area	Administration
	Goals Supported	Affordable Rental Housing Preservation - Owner Preservation - Rental Reduction of Housing Discrimination Senior facilities and services Park and recreation facilities Neighborhood facilities Childcare facilities and services Crime Reduction Accessibility improvements Infrastructure improvements Public facilities Public Services Section 108 Loan Repayment Economic development

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	Needs Addressed	Rental Housing Production Housing Preservation First Time Homebuyer Fair Housing Homelessness Supportive Housing Community Development - Seniors Community Development - Parks Community Development - Neighborhood Facilities Community Development - Child Care Community Development - Crime Reduction 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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Hayward - HCD
	Planned Activities	Administration of the CDBG Program
16	**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 affordable housing (rental or owner-occupied) for low/moderate income households.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1050 low/mod people
	Location Description	Hayward
	Planned Activities	Fair Housing and Tenant/Landlord Counseling
17	**Project Name**	Rental Rehabilitation Program
	Target Area	Consortium-wide Urban County-wide

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	Goals Supported	Preservation - Rental
	Needs Addressed	Housing Preservation
	Funding	CDBG: $12,579
	Description	Acquisition and/or rehabilitation of rental units for low/moderate income households
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	
18	**Project Name**	Single Family Rehabilitation Project Delivery
	Target Area	Urban County-wide
	Goals Supported	Preservation - Rental
	Needs Addressed	Housing Preservation
	Funding	CDBG: $72,867
	Description	Project delivery costs associated with single family rehab projects.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	Project delivery costs associated with single family rehab projects
19	**Project Name**	Single Family Rehabilitation Program
	Target Area	Urban County-wide
	Goals Supported	Preservation - Rental
	Needs Addressed	Housing Preservation
	Funding	CDBG: $291,468
	Description	Rehabilitation of single family units for owners and tenants meeting HUD's income limits.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	68 housing units - low income
	Location Description	TBD

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	Planned Activities	Housing Rehabilitation and Minor home repairs.
20	**Project Name**	Urban County Affordable Housing Funds
	Target Area	Urban County-wide
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Rental Housing Production
	Funding	CDBG: $120,579
	Description	Development of affordable housing (rental or ownership) for low/moderate income households.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	Rental housing construction.
21	**Project Name**	ESG Projects and Administration
	Target Area	Urban County-wide
	Goals Supported	Rapid Re-Housing Reduction of time in unfit living environments Increase in rate of exits to permanent housing Prevention of loss of permanent housing Creation of Regional Housing Resource Centers Prevent people on edge of being homelessness from
	Needs Addressed	Homelessness
	Funding	ESG: $141,294
	Description	Activities associated with FY15/16 ESG funds
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	TBD
22	**Project Name**	HOME Administration
	Target Area	Administration
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Rental Housing Production
	Funding	HOME: $199,324
	Description	Administration Activities for FY15/16

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	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	HCD - 224 W. Winton Ave Hayward, CA 94544
	Planned Activities	Administration
23	**Project Name**	HOME CHDO
	Target Area	Consortium-wide
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Rental Housing Production
	Funding	HOME: $298,986
	Description	Activities associated with FY15/16 CHDO funds
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	TBD
24	**Project Name**	HOME Tenant-Based Rental Assistance
	Target Area	Consortium-wide
	Goals Supported	Rapid Re-Housing
	Needs Addressed	Supportive Housing
	Funding	HOME: $369,632
	Description	Activities associated with FY15/16 HOME Tenant-Based Rental Assistance
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Extremely low and very low income families and individuals transitioning out of foster care.
	Location Description	TBD
	Planned Activities	TBD
25	**Project Name**	HOME Rental Housing Production
	Target Area	Consortium-wide
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Rental Housing Production
	Funding	HOME: $984,460

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	Description	Activities associated with FY15/16 HOME funds rental housing production. Could include but is not limited to new construction, acquisition, rehabilitation.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	70 low income families
	Location Description	TBD
	Planned Activities	TBD
26	**Project Name**	HOME Owner Rehabilitation
	Target Area	Consortium-wide
	Goals Supported	Preservation - Owner
	Needs Addressed	Housing Preservation
	Funding	HOME: $136,795
	Description	Activities associated with FY15/16 HOME Owner Rehabilitation funds
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	9 low income homeowners
	Location Description	TBD
	Planned Activities	TBD

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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

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	6
Administration	20
Consortium-wide	49
Urban County-wide	3
County-wide	1
Ashland, Unincorporated Alameda County	7
City of Albany	3
City of Dublin	3
City of Emeryville	2
City of Newark	5
City of Piedmont	1

Table 57 - 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 City of Emeryville currently administers its program and is considering joining with the other cities/County. The level of rehabilitation services

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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

None

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Affordable Housing

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

Introduction

There is a severe shortfall of affordable homes for extremely low and very low income people in the HOME Consortium. Additionally a large portion of low income residents also do not have access to an affordable home. Median rents have increased while median income decreased or was stagnant, significantly increasing the percentage of income that a household must spend on rent. Concurrently there has been an 89% decrease in state and federal funds for affordable housing since 2008.

There are over 155,000 households in Alameda County who do not earn enough to afford Fair Market Rent on a two bedroom apartment. In addition 55,000 Very-Low and Extremely-Low income households have severe rent burdens in Alameda County, which represents 46% of all renter households.

The goals are to increase the availability of affordable rental housing for Low, Very Low and Extremely Low income households. This will be done with both New Construction activities and Acquisition and Rehabilitation of both existing and new buildings that can either be made more affordable or extend the terms of affordability. Preserving existing affordable housing is a cost effective way to maximize our resources. Additionally, providing tenant-based rental assistance allow many households to complete educational opportunities that in turn produce higher income leading to greater housing affordability.

To assist those who are ready to become homeowners, information is shared about homeownership, creating opportunities where appropriate, and directing them to resources that will assist them.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	185
Special-Needs	100
Total	305

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	90
Rehab of Existing Units	164
Acquisition of Existing Units	1
Total	305

Table 59 - One Year Goals for Affordable Housing by Support Type

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Discussion

The numbers are based on the annual HOME program applications submitted by HOME Consortium jurisdictions as to what project are anticipated being funded for the year and the actual project applications received for the HOME CHDO and Urban County HOME projects. While projects may start construction in FY15/16, they may not be completed within a one year time period.

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

Introduction

In the HOME Consortium, the Housing Authority of the County of Alameda (HACA) owns and manages 72 public housing units in the cities of Emeryville and Union City. In Emeryville, the housing development is called Emery Glen (36 units). The development in Union City is called Mission View (36 units). These developments are for families and contain 48 two-bedroom units, 20 three-bedroom units and 4 four-bedroom units. 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 multifamily housing at Leahy Square.

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

HUD provides HACA with an annual allocation of Capital Funds, which are used for public housing modernization and capital improvements. Typical improvements include painting, roofing, sidewalk repair, exterior siding, energy efficiency items and updating kitchens and bathrooms.

The Capital Funds are provided on a formula basis and are severely insufficient to maintain the public housing units. As a result, HACA has applied for HUD's Rental Assistance Demonstration (RAD) program in order to remove its 72 remaining Public Housing units from the Public Housing program and convert them to a more stabilized income stream that will provide funds for repairs as well as a replacement reserve. HACA's application is in the queue and will require an expansion of the program beyond the initial 60,000 demonstration units in order to move forward.

In addition, 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

HACA has a Resident Advisory Board (RAB) that meets to discuss HACA's Annual Plan and provide input regarding management, capital repairs and policies. HACA does not have a Public Housing homeownership program.

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

Not applicable.

Discussion

None.

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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. 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. 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

211 is a central access point in Alameda County for homeless persons seeking shelter and other service needs. 211 does an initial assessment to match individual needs with available resources in Alameda County. 211 also has a large database of affordable housing units to assist homeless households find affordable housing.

The Hope Project provides outreach to street homeless in south and east Alameda County. Health Care for the Homeless provides health care to homeless in shelter and on the street. All of these programs provide an initial assessment to determine individual needs and works to meet those needs, either directly or through referrals.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are 33 emergency shelters in the County. Twenty five additional beds are available in the cold

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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.

For many, exiting homelessness requires addressing chronic life issues, such as alcohol and drug (AOD) problems, domestic violence, saving money to obtain permanent housing. Transitional housing with services such as job training, financial planning assistance and counseling for AOD or mental health issues can provide an intermediate step for many to recover from homelessness and to develop life skills that will enable them to move to permanent housing with lower risk of repeated homelessness. Residents stay in transitional housing for up to 6 to 24 months. Currently, there are 33 transitional housing programs that serve singles, families, victims of domestic violence and veterans.

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

HCD and EveryOne Home collaborate with the local veteran's administration to streamline the referral and assessment process for chronically homeless veterans to access VASH vouchers. The Housing Authority of Alameda County has 50 VASH vouchers through the Oakland Veterans Administration Office and 75 vouchers through the Palo Alto VA office. Funds from the SSVF program will assist with move-in costs for these vets in the coming year. Veteran families will also be rehoused with SSVF funds that will cover not only move-in costs but short term subsidies and supportive services. The SSVF program in Alameda County is a collaboration of five agencies.

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

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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.

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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

<u>Housing Discrimination</u>

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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.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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 Emeryville Community Action Program which provides food baskets to support those with limited income to pay for food, 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.

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 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

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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 occupied by low income families with children as 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.

The Alameda County Healthy Homes Department (ACHHD) of the Alameda County Community Development Agency 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 Consortium cities of Alameda, Emeryville, and unincorporated 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.

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 (IHCs), technical assistance to property owners, and access to lead safety training. Activities carried out include: technical assistance to medical providers in the treatment

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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, and the Healthy Homes Rating System. The program also has partnerships with National, State and local organizations dealing with lead issues; advises on policy development related to lead and healthy housing issues; conducts lead safety and healthy housing presentations and provides access to a comprehensive website and telephone information line.

Alameda County Healthy Homes Department 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.

Actions planned to reduce the number of poverty-level families

A strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and groups overseeing these efforts on an inter-jurisdictional basis. These groups, including the HOME Consortium and Urban County Technical Advisory Committees, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the HOME Consortium. Non-housing community development programs within the Consortium have focused coordination on community development including infrastructure improvements, economic development, accessibility improvements or child care.

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.

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Compliance with Section 3 of the Housing Act of 1968 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 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 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.

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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

Additional Lead-based paint information:

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.

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

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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.

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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	148,000
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:	**148,000**

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(l)(2)
1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   Not Applicable

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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.

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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 FY2015 RFP in Spring 2015. Decisions on final sub awards will be made by Spring 2015 with program start up beginning July 1, 2015. 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 the system from 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.

Discussion

None

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Executive Summary

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

1. Introduction

The City of Fremont is a Community Development Block Grant (CDBG) entitlement jurisdiction that receives annual CDBG funds directly from the U.S. Department of Housing and Urban Development (HUD). The primary objectives of the CDBG program are to develop viable urban communities, principally for low – and moderate-income households, through the provision of decent housing, a suitable living environment, and economic opportunity. CDBG funds may be used for public service activities, public facilities improvement projects, economic and community development activities and rehabilitation of housing. The City anticipates approximately $5.3 million in CDBG funding from 2015-2019. The City is also a member of the Alameda County HOME Consortium. The Consortium was formed so that participating jurisdictions could receive HOME funding from HUD. While the City is the lead agency for CDBG funds, the County is the lead agency for HOME funds. HOME funds are dedicated to housing activities that meet local housing needs. HOME funds may be used for acquisition, construction and rehabilitation of housing. They may also be used for tenant based rental assistance and homebuyer assistance. The City anticipates approximately $1.2 million in HOME funding from 2015-2019. To receive funds, a grantee must develop a 5-year *Consolidated Plan,* for housing and community development activities. The County serves as the lead agency for the Consortium and is responsible for submitting the Consolidated Plan documents to HUD on behalf of the entire Consortium. Each Consortium member is responsible for developing its own 5-year Strategic Plan to be included as part of the Consolidated Plan.

This Strategic Plan covers the period from FY 2015-16 through FY 2019-2020. The objective of the Plan is to describe and assess community needs, identify resources, establish priorities, encourage adequate opportunities for public participation and consultation, and propose activities to be undertaken over the next five years. This is necessary to address the critical housing and community development needs faced by communities, residents, businesses, and other stakeholders, and to satisfy the statutory HUD requirements for the City's HUD funded programs. The HUD CPD-funded programs are important tools for helping local governments tackle serious community development challenges facing their communities.

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

The City has extensive housing and community development needs. CDBG funds alone are not sufficient to address the myriad of needs identified during the public outreach process. The City of Fremont's population is approximately 214,089, based on the 2010 Census. It has a diverse racial and ethnic population, with Asians making up 50% of the population. Minority groups make up approximately 61% of Fremont's population.

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The City has a mixed economic base, with a poverty rate of approximately 6%. Approximately 26% of Fremont's households were considered to be below moderate income. The City also has a relatively high homeownership rate at 62.6%. By comparison, the percentage of homeownership units in Alameda County was 53.4%, and 55.9% in all of California in 2010. However, the City has seen ownership rates decreased from 2000 to 2010, an indication that rental housing is becoming a more affordable option.

The City of Fremont has long recognized the importance of nonprofit agencies and the services they provide to the residents. As the non-profits' capital assets are aging, there will be a continued need for the City to provide CDBG funds to help finance the acquisition, construction, or rehabilitation, of public facilities. The City also fund non-profits in providing social services to low income residents. The City intends to use CDBG funds to coordinate programs services, and projects consistent with the following goals and objectives:

Goal: Affordable Housing Needs

1. Assist low and moderate income First Time Homebuyers

2. Preserve existing affordable rental and ownership housing for low and moderate income households

3. Increase the availability of affordable rental housing for low and moderate-income households

4. Reduce housing discrimination

Goal: Community Development (Non-housing) Needs

1. Public facilities and improvements

2. Public services

3. Economic development

Goal: Priority Homeless Needs

1. Maintain and improve and expand (as needed) the capacity of the housing, shelter and services for individuals and families, including integrated healthcare, employment services and other services.

2. Maintain and expand activities designed to prevent those currently housed from becoming homeless

3. Build on inter-jurisdictional cooperation to achieve housing and homeless needs

Goal: Priority Supportive Housing

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

Goal : Other Actions

1. Lead-based paint hazard reduction

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3. Evaluation of past performance

The City is responsible for ensuring compliance with all CDBG rules and regulations. The City regularly meets performance and regulatory standards established by HUD. During the FY 2010-14 Strategic Plan period, the City had two monitoring visits by HUD. These visits concluded with no concerns or findings. The Consolidated Annual Performance Evaluation Reports detailed the City's performance during the past five years and are available for review at the City of Fremont Human Services Department.

4. Summary of citizen participation process and consultation process

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

Community Needs Survey: Community Needs Survey: As part of developing the Strategic Plan, in January 2015 the City and Alameda County jointly deployed a Consolidated Plan Survey. The survey was sent to more than 250 grantee agencies, individuals, public officials, city staff and community organizations. The survey was also available on the City's website. Grantee agency recipients included agencies that serve low income individuals/ families as well as racial and ethnic minorities.

One hundred and ten (110) agencies, individuals, public officials, city staff and community organizations representing a variety of community interests responded to the survey. The data from these surveys were used to help determine the priority needs stated in the strategic plan.

Public Hearings: On December 10, 2014, in conjunction with its FY 2015-16 CDBG Funding Orientation, the Citizen's Advisory Committee (CAC), a citizens body advisory to City staff on CDBG matters, held a public hearing on housing and community development needs in the City of Fremont. The public hearing was attended by six community agencies. Six comments were received. These comments focused mainly on the following needs: more affordable housing, preservation of existing affordable housing units, and rehabilitation on public facilities.

The Consortium held a pre-draft public hearing on January 13, 2015 at HCD's Housing and Community Development Advisory Committee meeting. The public hearing consisted of an overview of the Consolidated Plan and request for input on housing and community development needs in the HOME Consortium. No comments were received during this meeting.

A 30-day public comment period for the Action Plan was held from April 9, 2015 through May 8, 2015. All Consortium member Action Plans were distributed to all cities, main library branches in Alameda County, HUD and any interested citizens, organizations, or agencies. No comments were submitted.

5. Summary of public comments

The respondents feel that the highest level of need in Fremont is lower income families, children from lower income families and lower income individuals. The kind of housing most needed to address homeless persons' needs is emergency shelters for families. The service most needed to address homeless persons' needs is outreach for people living on the streets and in encampments. The most

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significant barrier to homeless persons accessing housing and services in Fremont is lack of resources or capacity.

In terms of housing for persons with special needs, housing for seniors is the priority for the majority of Fremont respondents. Affordable new construction is the priority for affordable rental housing. First time homebuyer financial assistance is Fremont's homeownership priority for lower income persons and homeowners. High rents and increases in rental rates are the highest priority fair housing issues in Fremont.

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

All comments received to-date have been accepted and incorporated in the Plan document.

7. Summary

The City of Fremont has undertaken diligent and good faith efforts in outreaching to all

segments of the community that may benefit from the CDBG program.

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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	FREMONT	
CDBG Administrator		Human Services Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 60– Responsible Agencies

Narrative

The City of Fremont is the Lead Agency for the United States Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program. It is responsible for the development of Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER).

Consolidated Plan Public Contact Information

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

1. Introduction

The structure through which the City of Fremont will implement its housing and community development plan consists of consultation and coordination with various public and private agencies. The following provides a brief outline of the delivery system.

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 City outreached to more than 250 agencies, interested residents, service providers (including health and mental health providers), a public agency or department, affordable housing providers, advocates, public officials, consumers of homeless services and family members or caregivers of homeless consumers. The primary service deliverers and managers of the varied housing and supportive housing programs mentioned above are nonprofit agencies serving the Fremont area. These agencies assist in implementing the City's housing and community development priorities by expanding the supply of affordable housing, providing emergency housing and/or transitional housing, and meeting special (homeless and non-homeless) housing needs. There are many experienced and well-managed non-profit organizations providing services in the Fremont area.

The City also coordinates with the State Housing and Community Development (HCD). HCD provides oversight to the major state housing planning process, the Housing Element of a jurisdiction's General Plan. HCD is responsible for an annual State Housing Element and provides technical assistance to and certification of the local Housing Elements. Each local government in the State is required to develop a Housing Element which includes a housing assessment including projected housing needs, a land inventory, an analysis of governmental and non-governmental constraints on housing and housing programs and quantified objectives that will be met over the Housing Element's planning period.

The Alameda County Housing and Community Development (HCD)is the lead agency in implementing the Alameda County HOME Consortium and other County-sponsored programs around housing, homelessness, and community development. HCD administers a number of programs including Shelter Plus Care and Housing Opportunities for People with AIDS (HOPWA), as well as two programs for the City of Fremont: Mortgage Credit Certificate (MCC) Program and the Housing Rehabilitation and Emergency Repair Grant Program.

Housing Authority of Alameda County (HAC) serves the City of Fremont. The Authority administers several countywide programs designed to assist low and moderate-income households and those with special needs. These programs include the tenant-based Section 8 Existing Certificate and Voucher Program, the project-based Section 8 Moderate Rehabilitation and Rental Rehabilitation Program, and the Low Rent Housing Program.

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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

For the past two decades, Alameda County, cities in the county, non-profits, the faith-based community, businesses and concerned citizens have responded to the needs of homeless youth, families, and single adults. This response has included food, clothing, transportation, shelter, housing, employment related services and health related services. As the need for services continued to grow, the need to formalize the funding and operation of homeless service became a necessity. Over time, many valuable partnerships and organizational links have been created to meet the needs of the homeless individuals and families.

Responding to the need for comprehensive planning and coordination of services for the homeless, the 45-member Alameda County-wide Homeless Continuum of Care Council was formed in 1997. In 2004, a unique collaboration was formed 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. The collaboration arose from their recognition that stable housing is a critical cornerstone to the health and well-being of homeless and at-risk people, and our communities. Rather than continue on their separate paths toward housing solutions, the agencies creating these plans realized that they serve many people with similar needs — and in many cases, the same individuals — and came together to develop one plan with mutual goals and joint effort for implementation. The collective knowledge, funding and expertise of the collaborative, joined with extensive input and guidance from a wide variety of community-based organizations and service consumers, yielded the Alameda Countywide Homeless and Special Needs Housing Plan, now known as the EveryOne Home plan. The plan is a regional and multifaceted response to address the social and economic issues of homelessness and housing instability that affect communities throughout the county. In January 2008 EveryOne Home became a community based organization to implement the Plan and now serves as the County's Continuum of Care.

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

Not applicable

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

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Table 61– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Abode Services
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended the Community Needs hearing meeting #1 on December 10, 2014 and provided input on homeless needs and homeless services.
2	**Agency/Group/Organization**	Midpen Housing Corporation
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended the Community Needs Hearing #1 on December 10, 2014 and provided input on the need to preserve existing affordable housing.
3	**Agency/Group/Organization**	KIDANGO
	Agency/Group/Organization Type	Services-Children
	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?	Agency attended the Community Needs Hearing #1 on December 10, 2014 and provided input on the need for public facility improvements.
4	**Agency/Group/Organization**	Safe Alternatives to Violent Environments, Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended the Community Needs Hearing #1 on December 10, 2014 and provided input on improving and preserving the shelter for victims of domestic violence.
5	**Agency/Group/Organization**	Fremont/ Newark YMCA
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	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?	Agency attended the Community Needs Hearing #1 on December 10, 2014 and provided input on the need to preserve and increase energy efficiency of community facility.
6	**Agency/Group/Organization**	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Collaborated on the development of Consolidated Plan priorities.
7	**Agency/Group/Organization**	Congregations Organizing for Renewal
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	E-mailed survey for input on the development of the Plan.

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

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The City strived to conduct a comprehensive outreach program. The City utilized a variety of outreach methods to solicit participation from a wide range of agencies and organizations involved in providing housing and community development services. No specific types of relevant agencies were excluded from the process.

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	

Table 62– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Fremont Human Services Department was the lead agency in developing this Strategic Plan. It has worked to get the cooperation and input of various critical governmental and community-based agencies in developing the priorities discussed above.

The City of Fremont is a member of Alameda County HOME Consortium and works with Alameda County and other jurisdictions in sharing data and resources, and creating overall priority needs for the County of Alameda. The Consortium is also developing performance measures based on input from each jurisdiction's individual public input processes.

The Human Services Department has also worked with other City departments to get their input on priority needs. The Department has worked with the Housing Department to create a comprehensive view of the needs found within the City of Fremont. The Housing Department is responsible for developing the City's Housing Element. The Human Services Department assisted in the development the City's Housing Element and the ongoing implementation of the Housing Element's Housing Program Strategy. The Housing Department was also consulted to determine progress made toward affordable housing goals. The City also received input from the City's Aging and Family Services Division in developing senior needs.

Narrative

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PR-15 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

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

Community Needs Survey: Community Needs Survey: As part of developing the Strategic Plan, in January 2015 the City and Alameda County jointly deployed a Consolidated Plan Survey. The survey was sent to more than 250 grantee agencies, individuals, public officials, city staff and community organizations. The survey was also available on the City's website. Grantee agency recipients included agencies that serve low income individuals/ families as well as racial and ethnic minorities.

One hundred and ten (110) agencies, individuals, public officials, city staff and community organizations representing a variety of community interests responded to the survey. The data from these surveys were used to help determine the priority needs stated in the strategic plan.

Public Hearing: On December 10, 2014, in conjunction with its FY 2015-16 CDBG Funding Orientation, the Citizen's Advisory Committee (CAC), a citizens body advisory to City staff on CDBG matters, held a public hearing on housing and community development needs in the City of Fremont. The public hearing was attended by six community agencies. Six comments were received. These comments focused mainly on the following needs: more affordable housing, preservation of existing affordable housing units, and rehabilitation on public facilities.

Public Hearing: On February 25, 2015 CAC held a public hearing to interview agencies regarding their proposals.

Public Hearing: On March 4, 2015, the CAC and staff held a public hearing to develop recommendations for the City Council.

Public Hearing: On April 14, 2015, the City Council held a public hearing to approve funding recommendations developed by CAC and staff and approve the FY 15-16 Action Plan and FY 15-19 Consolidated Plan.

Concurrently, the Consortium held a pre-draft public hearing on January 13, 2015 at HCD's Housing and Community Development Advisory Committee meeting. The public hearing consisted of an overview of the Consolidated Plan and request for input on housing and community development needs in the HOME Consortium. No comments were received during this meeting.

A 30-day public comment period for the Action Plan was held from April 9, 2015 through May 8, 2015. All Consortium member Action Plans were distributed to all cities, main library branches in Alameda County, HUD and any interested citizens, organizations, or agencies. No comments were submitted.

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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 total of six stakeholders attended the first public hearing.	Key issues identified include 1) the need for more affordable housing, 2) the need for homeless shelter facility improvements, 3) the need for childcare center facility improvements, 4) the need to rehabilitate aging affordable housing units, the need for domestic violence shelter facility improvements, and 5) the need for community center improvements.	All comments were accepted	

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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	Public Hearing	Non-targeted/broad community	Six CDBG applicants attended the meeting.	They reiterated the need for additional affordable housing, public facility improvements, and rehabilitation of existing affordable housing.	All comments were accepted	
3	Public Hearing	Non-targeted/broad community	City council hearing on CDBG funding recommendations.	No comments submitted	N/A	
4	Outreach via Survey Monkey	Minorities Non-English Speaking - Specify other language: Chinese, Spanish, Afghan Persons with disabilities Non-targeted/broad community Interested residents	One hundred and ten stakeholders representing targeted groups completed Plan survey.	Summary discussed in Executive Summary of this Plan.	All comments were accepted	

Table 63– Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

During the development of the Consolidated Plan, the stakeholders (including residents, City staff, City Commissioners, Citizens Advisory Committee members, non-profit agencies, housing advocates, etc.) were invited to complete a Consolidated Plan survey. The outreach was done through e-mail distribution. The survey was also accessible from the City's website. A total of one hundred and ten (110) respondents identified the following needs

The respondents feel that the highest level of need in Fremont is lower income families, children from lower income families and lower income individuals. The kind of housing most needed to address homeless persons' needs is emergency shelters for families. The service most needed to address homeless persons' needs is outreach for people living on the streets and in encampments. The most significant barrier to homeless persons accessing housing and services in Fremont is lack of resources or capacity.

In terms of housing for persons with special needs, housing for seniors is the priority for the majority of Fremont respondents. Affordable new construction is the priority for affordable rental housing. First time homebuyer financial assistance is Fremont's homeownership priority for lower income persons and homeowners. High rents and increases in rental rates are the highest priority fair housing issues in Fremont. Lower income persons and families are the group of people most in need of services in Fremont. They are most in need of information and referral to services.

The economic development activities most needed in Fremont are job training with placement services. The public facilities most needed are a youth center and a senior center. The public infrastructure improvements most needed in Fremont are street improvements. The preservation activities that Fremont respondents believe are most important are code enforcement in lower income areas, such as holes or cracks in the foundation.

In general the survey results are consistent with comments received at public hearings. Additional needs were identified in these meetings, including improvements to homeless shelter, domestic violence shelter and childcare centers. The 2-1-1 data on calls for services also provide an important data source for assessing unmet needs in the community. In FY 2014-15, the top ten needs of Fremont callers are as follows: 1) Housing/Shelter; 2) Information Services; 3) Legal Services; 4) Public Assistance Programs; 5)Individual & Family Support Services; 6)Food; 7)Utilities; 8) Mental Health Evaluation & Treatment; 9)Employment; 10) Material Goods. It is noteworthy to mention that Housing/ Shelter need makes up 52% of the total calls from Fremont residents.

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NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Fremont has long recognized the importance of nonprofit agencies and the services they provide to residents of Fremont. Therefore, the City has routinely provided funding under the CDBG Program to help finance the acquisition, construction, rehabilitation, or renovation of eligible public facilities and improvements. Types of projects include child care centers, emergency shelters, vocational and rehabilitation centers for the disabled and frail elderly, drug and alcohol residential center, a food distribution center, and a health clinic. As these public facilities are aging, the City will continue to provide CDBG funds to assist nonprofit agencies providing critical services to the community to meet their capital improvement needs in order to increase or enhance service delivery.

How were these needs determined?

Public facility needs in the City were determined based on the following:

- Community Needs Hearings
- Responses from the Consolidated Plan Survey
- Consultation with the City Parks and Public Works Departments

Describe the jurisdiction's need for Public Improvements:

The development of affordable housing is one of the highest needs identified the needs assessment. As more affordable housing are being developed, there will be a need for public offsite improvements and sidewalk improvements.

How were these needs determined?

Public Improvements needs in the City were determined based on the following:

- Consultation with affordable housing developers

Describe the jurisdiction's need for Public Services:

The City of Fremont has recognized the importance of funding public services under the CDBG Program. Additionally, the City has committed a portion of the its General Fund revenues to fund various social service agencies serving low and moderate income Fremont residents. In the City's FY 13/14 Consolidated Annual Performance and Evaluation Report (CAPER) report, the City reported that approximately 64,000 low and moderate income people were served under the City's social service grant program. This program is supported by a combination of general funds, CDBG public service funds and Alameda County Measure A funds.

Examples of services funded by the City include, but are not limited to: childcare, counseling, programs for the homeless and hungry, programs for persons with disabilities, programs for abused children and

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adults, housing services, information and referral, meal delivery to homebound seniors, respite and day care services, health services, and legal assistance.

How were these needs determined?

Public service needs in the City were determined based on the following:

- Community Needs Hearings
- Responses from the Consolidated Plan Survey
- 211 Top Ten Needs of Fremont Callers

Based on the needs analysis above, describe the State's needs in Colonias

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2015-2023 Housing Element, in 2010, the City had a total housing stock of 71,004. Overall the housing stock is comprised of about 62.6% owner-occupied units, and 37.4% renter-occupied units. The housing stock in the City is relatively old. Approximately 64% of the Fremont housing stock is approaching 30 years of age. This indicates that a significant portion of the housing units may require substantial rehabilitation and upgrading to sustain the quality of life for the residents and maintaining community aesthetics and standards.

At the time of the 2010 Census, approximately 26% of the Fremont households are extremely-low income to low-income. Of this 26 percent, approximately half of the households are living in rental housing. In 2010, more than 35 percent of all households in Fremont were paying 30 percent or more of their annual household incomes rent or mortgages and related housing expenses. Rents have fluctuated dramatically over the last decade with dramatic increases (30%) over the last three years. Despite a decrease in housing prices due to the recession, since 2012 housing prices have been increasing rapidly again and are comparable to their value at the start of the economic downturn in 2006. By 2012, only about one-third of the City's housing stock is valued at less than $500,000.

Fremont's population is aging. In 1990, the median age was 31.9, by 2010 it rose to 36.8 years. During this same period, the number of people age 85 and over rose by 224.7%. One likely result of the aging of the Fremont's population is an increased demand for elder care services and facilities, including senior housing.

When compared to Alameda County, Fremont has consistently maintained a higher household size over the last 43 years. This could indicate that Fremont historically housed a greater number of large families than other cities within the county. The increase in household size since 1990 may also be attributed to an increase in multi-generational households in the City.

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MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

According to the 2007-2011 American Community Survey, Fremont's unemployment rate was 7.12%. Certain sectors may have mismatches between jobs available and number of workers, potentially resulting in high unemployment rates in those sections (as shown in "Business Activity" table). Specially, jobs are only available to approximately 13% of the workers in the Agriculture, Mining, Oil & Gas Extraction section. Likewise, jobs are only available to 27% of the workers in the Information sector. By contrast, only 80% of the available manufacturing sector jobs are filled by qualified individuals.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	665	89	1	0	-1
Arts, Entertainment, Accommodations	7,157	5,644	9	8	-1
Construction	2,904	3,513	4	5	1
Education and Health Care Services	11,499	10,268	14	14	0
Finance, Insurance, and Real Estate	4,483	2,692	5	4	-1
Information	3,788	1,017	5	1	-4
Manufacturing	15,846	19,512	19	26	7
Other Services	4,355	4,101	5	6	1
Professional, Scientific, Management Services	15,573	13,490	19	18	-1
Public Administration	0	0	0	0	0
Retail Trade	7,878	6,696	10	9	-1
Transportation and Warehousing	2,017	1,599	2	2	0
Wholesale Trade	5,376	5,573	7	8	1
Total	81,541	74,194	--	--	--

Table 64 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	110,915
Civilian Employed Population 16 years and over	103,016
Unemployment Rate	7.12
Unemployment Rate for Ages 16-24	11.79
Unemployment Rate for Ages 25-65	5.28

Table 65 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	40,582
Farming, fisheries and forestry occupations	4,210
Service	6,752
Sales and office	22,399
Construction, extraction, maintenance and repair	4,821
Production, transportation and material moving	4,164

Table 66 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	47,063	51%
30-59 Minutes	36,138	39%
60 or More Minutes	9,296	10%
Total	***92,497***	***100%***

Table 67 - Travel Time

Data Source: 2007-2011 ACS

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Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	4,993	702	3,502
High school graduate (includes equivalency)	14,265	1,606	5,609
Some college or Associate's degree	19,056	1,604	5,343
Bachelor's degree or higher	53,057	2,563	10,296

Table 68 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	220	442	938	2,244	2,712
9th to 12th grade, no diploma	1,695	1,142	1,212	3,219	1,905
High school graduate, GED, or alternative	4,299	5,617	5,451	10,412	7,103
Some college, no degree	5,731	3,843	3,967	9,620	3,012
Associate's degree	741	1,739	1,978	4,856	1,073
Bachelor's degree	1,955	11,434	11,037	14,453	3,842
Graduate or professional degree	213	7,041	10,343	11,655	2,467

Table 69 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,568
High school graduate (includes equivalency)	36,329
Some college or Associate's degree	45,259
Bachelor's degree	68,234
Graduate or professional degree	96,055

Table 70 – Median Earnings in the Past 12 Months

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Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Fremont's strategic location in Silicon Valley and unique collection of assets offer significant employment opportunity: a centralized location, vast and unoccupied land, accessibility to BART and a world-class workforce. Fremont is home to 20,000 manufacturing jobs. In fact, nearly a quarter of Fremont working adults are employed in this market, which is well above the national average. Professional scientific and management sector makes up 18 percent of the Fremont's employment base, followed by the education and health care services sector which makes up 14 percent of the City's employment base. Other areas of employment concentration and rapid growth are clean technology, life sciences, and computer peripherals/electronics.

Describe the workforce and infrastructure needs of the business community:

City of Fremont Economic Development staff routinely meets with businesses to discuss key City initiatives and to learn more about their business needs. Companies frequently cite a shortage of employees, a common phenomenon in Silicon Valley, due to the strong economy. Specifically, manufacturers are looking for more 'middle skills' employees, a segment of the workforce that is not sufficient in numbers to meet demand. We refer companies to both the Alameda County Workforce Investment Board and the California Employment Training Panel Program for hiring and training employees. From an infrastructure perspective, Fremont is well served by transit, but employees need better connections to/from the City's transit stations. A priority for Fremont is engaging in public-private partnerships regarding 'last mile' solutions in the form of shuttle programs, bike/pedestrian connectivity, and other modes of connecting Fremont's employment areas to mass transit.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Warm Springs Innovation District Plan lays the groundwork for a significant employment-focused transit-oriented development in South Fremont adjacent to a new Bay Area Rapid Transit Station (BART). The Plan will accommodate employment growth of over 14,000 jobs. The South Fremont/Warm Springs BART station will be open by the end of 2015. The private sector is actively investing in both residential and employment opportunities. Infrastructure required to connect employees to transit and to more easily circulate around the District will be critical to successfully leveraging the private investment that will occur in the area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

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Fremont has a highly educated workforce with 2/3 of our adult residents with a bachelors or graduate degree. This results in a workforce that is generally well matched with the innovation economy in Fremont. However, with respect to advanced manufacturing, a gap exists where there is a lack of supply to fill 'middle-skilled' positions related producing, installing, maintaining, and repairing products and machines, allowing firms to create process innovations and enhance productivity.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Ohlone College is a community college that offers over 70 associate degrees and many vocational certificates in areas such as biotechnology, engineering, mathematics, and computer science. Other private colleges such as Devry University, Unitek and Wyotech offer specialized programs in nursing, electrical and solar installation. These local education facilities give students skills need to enter the job market in Fremont.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Despite efforts during the last Housing Element period to create more affordable housing, the Bay Area region largely remains one of the most expensive regions in the state. Although the desire to live in the Bay Area region creates an ongoing demand for housing, the ability for lower wage workers to live and work in the same city becomes increasing difficult. The most common housing problem for low to moderate-income households in Fremont is cost burden. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs. Poorly-maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. In 2010, more than 35 percent of all households in Fremont were cost burdened, meaning that they more than 30 percent of their gross monthly household income is spent on housing costs alone.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Minority concentration is defined by census tracts where more than 50 percent of the population is comprised of a single ethnic or racial group. Half of Fremont's population is made up of Asians. Fremont has twenty-three such census tracts with Asian concentration.

The Community Development Block Grant (CDBG) program defines low income concentration as any block group where more than 50 percent of residents earn 80 percent of MFI or less. In the Fremont, 5 block groups fall under this definition compared to 126 in the Alameda County Consortium cities as a whole. There is no overlap among low income concentration and minority concentration within the City.

What are the characteristics of the market in these areas/neighborhoods?

The market characteristics in these neighborhoods are in many ways similar to the market characteristics of the City as a whole.

Are there any community assets in these areas/neighborhoods?

These areas do have community assets, including community centers, parks, and other public facilities.

Are there other strategic opportunities in any of these areas?

The strategic opportunities of these areas align with the City's strategic opportunities as a whole. Due to the City's racial and ethnic diversity, mixed economic base and large geographic area, programs are implemented on a community-wide basis unless otherwise noted. The City also 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 at least 51% low and moderate income individuals and families. Certain projects receiving funding may be located in other jurisdictions if the agency receiving funding serves Fremont residents.

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan addresses the following priorities needs:

- Priority Affordable Housing Needs
- Priority Community Development (non-Housing)Needs
- Priority Homeless Needs
- Priority Supportive Housing

The Strategic Plan also addresses the following areas:

- Anti-poverty strategy
- Lead-based paint hazard reduction
- Public Housing Resident Initiatives
- Institutional Structure/ Coordination among agencies

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SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 71 - Geographic Priority Areas

1	**Area Name:**	City-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City has not established specific target area to focus the investment of CDBG funds.

Due to the City's racial and ethnic diversity, mixed economic base and large geographic area, programs are implemented on a community-wide basis unless otherwise noted. The City also 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 at least 51% low and moderate income individuals and families. Certain projects receiving funding may be located in other jurisdictions if the agency receiving funding serves Fremont residents.

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SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 72 – Priority Needs Summary

1	**Priority Need Name**	Affordable Housing Need
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	Affordable Housing Needs Goals
	Description	To address the need for affordable housing in the City, the City proposes to undertake the following: - Assist low and moderate income first time homebuyers - Preserve existing affordable rental and homeownership for low and moderate income households - Increase the availability of affordable rental housing for low and moderate income households - Reducing housing discrimination -

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	Basis for Relative Priority	
2	**Priority Need Name**	Community Development (non-housing) Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Community Development Needs Goals
	Description	To address the community development (non-housing) needs, the City will continue to support activities that address the need for: - Public facilities and improvements - Public services - Economic development
	Basis for Relative Priority	

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3	**Priority Need Name**	Homelessness Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City-wide
	Associated Goals	Homelessness Needs Goals
	Description	The City will continue to support activities that address homeless needs: - Maintain and improve and expand (as needed) the capacity of the housing, shelter and services for individuals and families, including integrated healthcare, employment services and other services. - Maintain and expand activities designed to prevent those currently housed from becoming homeless. - Build on interjurisdictional cooperation to achieve housing and homeless needs.
	Basis for Relative Priority	
4	**Priority Need Name**	Supportive Housing Needs
	Priority Level	High

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	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City-wide
	Associated Goals	Supportive Housing Needs Goals
	Description	The City will continue its support of supportive housing by increasing the availability of service-enriched housing for persons with special needs.
	Basis for Relative Priority	

Narrative (Optional)

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SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section provided a brief description of the availability of federal, state, local funds expected to be available to implement the City's FY 15-16 Action Plan and the FY 2015-2019 Consolidated Plan.

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.

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	1,098,952	72,682	242,164	1,413,798	4,800,000	As a CDBG entitlement jurisdiction, the City of Fremont receives annual CDBG entitlement allocation from HUD. CDBG funds can be used for a variety of housing and community development activities which benefit low and moderate income persons.

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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: $		
Other	public - federal	Acquisition Admin and Planning Housing	255,536	0	0	255,536	1,000,000	The City of Fremont receives HOME funds through its participation in the Alameda County HOME Consortium. The HOME program provides funding to localities to support affordable housing programs for lower income households. HOME funds can be used to acquire, rehabilitate, finance and construct affordable housing, as well as provide tenant-based rental assistance.

Table 73 - Anticipated Resources

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.

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

The City of Fremont does not anticipate using any publicly owned land for projects identified in this Plan.

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SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Fremont	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 74 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths of this institutional delivery system include the City's coordination with and between the numerous nonprofit agencies engaged in providing the 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 22 City, County, State and non-profit agencies. Twenty (20) agencies will receive Social Service Grant funding from the City in FY 2015-16. Over a dozen agencies will also receive CDBG capital, public service, or microenterprise funding. In addition to receiving funding through the City, agencies also partner with the City to provide direct services. Several agencies benefit from more than one source of funding or work with the City on more than one partnership.

Gaps with the delivery system include limited public and private resources available to address affordable housing and supportive services. The dissolution of State's redevelopment agencies negatively impacts 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.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance			

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Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 75 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City uses general funds to support the operation of Abode Services' Sunrise Village homeless shelter, which provides over 21,000 bed nights each year to both families and individuals. The shelter provides 66 beds, include 14 beds for single women, 16 beds for single men and 36 beds for families. In addition to shelter, Sunrise Village provides drug/alcohol recovery services and individual case management to its clients.

Abode developed Project Independence (PI) in October 2000 to provide young adults aging out of foster care or group homes with case management, linkages to education and employment opportunities and to healthcare resources, as well as rental subsidies. Abode is also a key partner in the Homeless Outreach for People Empowerment (HOPE) project. This project consists of a mobile clinic that provides medical, mental health, drug/alcohol and case management services throughout south and east Alameda County.

As of FY 2014, the City Human Services Department operates the Warming Center. The Warming Center is designed to protect the health and safety of men, women and children (individuals and families) who are homeless, during extreme weather conditions, which are hazardous to their well-being. The center will open if the weather is predicted to fall below 40 degrees or heavy rain is anticipated. In addition to a safe and warm place to spend the night, program participants will be offered warm drinks and soup (brought in through volunteers and local restaurants) and light snacks.

Safe Alternatives to Violent Environments (SAVE) also provides emergency shelter of 30 beds, for up to a 60-day stay, for victims (women and children) of domestic violence.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

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There are a variety of services for special needs population and persons experiencing homelessness in Fremont. Major gaps in the service delivery system remains to be the inadequate funding to provide the level of services needed.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

A primary strength of the housing and community development delivery systems is the coordination of efforts between the HOME Consortium jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between housing providers and service providers, particularly those addressing housing needs of the homeless and special needs populations.

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SP-45 Goals - 91.415, 91.215(a)(4)

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: $2,475,000	Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted Rental units rehabilitated: 60 Household Housing Unit Homeowner Housing Rehabilitated: 115 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Community Development Needs Goals	2015	2019	Non-Housing Community Development		Community Development (non-housing) Needs	CDBG: $1,450,517	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2130 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted Other: 175 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homelessness Needs Goals	2015	2019	Homeless		Homelessness Needs	CDBG: $793,040 HOME: $300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1473 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted
4	Supportive Housing Needs Goals	2015	2019	Affordable Housing		Supportive Housing Needs	HOME: $687,000	Rental units constructed: 114 Household Housing Unit

Table 76 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Housing Needs Goals
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Affordable Housing Needs Goals.
2	**Goal Name**	Community Development Needs Goals
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Community Development Needs Goals, which includes economic development, public services, and public facilities and improvements.
3	**Goal Name**	Homelessness Needs Goals
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Homelessness Needs Goals.

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4	**Goal Name**	Supportive Housing Needs Goals
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Supportive Housing Needs Goals.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

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SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead paint, which was commonly used in household paint until 1978, is a leading contributor of lead poisoning. Approximately 17.5% of the total County Consortium units that were built prior to 1978 are located in Fremont. The 17.5% figure represents a total of 42,529 units in Fremont that were built prior to 1978. Furthermore, the Consortium reports that many low-income households, particularly renter households, occupy the much older housing stock in the Consortium, units which potentially contain lead-based paint.

The City of Fremont complies with Sec. 570.608 of the CDBG regulations, which prohibits the use of lead-based paint in residential structures constructed or rehabilitated with Federal assistance.

As part of the housing rehabilitation contract between Alameda County Healthy Home Department (ACHHD) and the City of Fremont, ACHHD provides paint grants to qualified Fremont residents. These paint grants include the cost of lead abatement. Homeowners receiving financial assistance are provided written information on the hazards of lead-based paint poisoning and the steps for eliminating lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

ACHHD has been and will continue to follow the Advancing Healthy Housing Strategy for Action that was developed to reduce the number of American homes with residential health and safety hazards. The department have developed a consensus on the basic concept of a healthy home, encourages the adoption of the federally-recognized criteria for Healthy Homes with each agency we partner with in our collaborations, creates, conducts and supports training and workforce development to address health hazards in housing, educates the public about Healthy Homes, and supports research that informs and advances Healthy Housing in a cost-effective manner. The program has been building on the concept and has developed an action plan to advance Healthy Homes by identifying lead-based paint hazards and other housing-related health and safety deficiencies in the home and working with other partners to help bring needed resources to create safe and healthy homes for vulnerable populations in Alameda County while using and refining the most cost-effective approach. ACHHD continues to provide trainings and presentations on the Essentials of Healthy Housing, Integrated Pest Management and EPA Renovate Repair and Painting to property owners, property managers, health professionals and contractors in Alameda County in addition to agencies and other organizations within the jurisdiction. ACHHD also provides education to parents, medical providers, realtors, building officials, social service agencies and others to incorporate Healthy Housing principles into their day to day activities.

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SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Homeless Coordination: ACHCD is the lead agency for various programs such as HOPWA and the Supportive Housing Program (SHP) which serve the homeless through housing and supportive services and aim to reduce the number of people living in poverty in the County. ACHCD is also a lead agency on the county-wide EveryOne Home, which includes representatives from each of the 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 and labor representatives, and education and health care professionals. The EveryOne Home planning process identifies gaps in the current service delivery system and sets priorities for future efforts to address homelessness in Alameda County. The Plan links homeless policies and plans in each of the three HOME jurisdictions in Alameda County: Berkeley, Oakland and the Alameda County HOME Consortium. It provides a set of locally agreed-upon principles and priorities which each jurisdiction implements within their own funding guidelines, and identifies areas for multi-jurisdictional collaboration.

City Social Service Funding: In addition to the strategies outlined in this Strategic Plan, the City expects to allocate approximately $482,000 a year 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.

City / Service Provider Partnerships: 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. 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, 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 2010 Survey of 23 FRC agencies found that 91% (18,667 of 20,616) of FRC clients served by those agencies were low income.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Housing Assistance: The City's Housing Department will continue to facilitate the Housing Scholarship Program. This program combines job training, supportive services and affordable housing to lower

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income families to help them transition from public assistance to self-sufficiency. Apartments are offered by private for-profit and nonprofit owners at below market rates for up to one year for participants who have children, and who have made a commitment to obtaining a full-time job upon completion of job training. In addition, a portion of the City's HOME program funds are used to provide tenant-based assistance to qualified Housing Scholarship participants and those who are experiencing a housing crisis. The City also supports applications by the Alameda County Housing Authority for additional Section 8 Certificates and Vouchers. These programs provide a tenant-based subsidy enabling extremely low and low-income families to pay no more than 30% of their incomes on housing costs. Continuation of these programs is a critical piece of the City's anti-poverty strategy because these households are able to spend less on housing costs and more on other necessities.

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SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Fremont Human Services Department and the Housing Department will monitor progress of activities undertaken with HUD funds, including CDBG and HOME, as part of their on-going monitoring procedures. Monitoring includes providing updates on the progress of projects to the City Council, CDBG Citizens Advisory Committee, Human Relations Commission and Senior Citizens Commission.

Other monitoring procedures include annual on-site monitoring and program evaluations of sub-recipients including financial monitoring, record keeping, and reporting requirements; regular staff progress review meetings; and HUD monitoring. The City will also comply with all statutory requirements required by the CDBG and HOME programs. These include, but are not limited to, the National Environmental Policy Act, Section 3 of the Housing and Urban Development Act of 1968, labor requirements, contracting and procurement practices, and the Uniform Relocation Act.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Expected Resources

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

Introduction

This section provided a brief description of the availability of federal, state, local funds expected to be available to implement the City's FY 15-16 Action Plan and the FY 2015-2019 Consolidated Plan.

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.

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	1,098,952	72,682	242,164	1,413,798	4,800,000	As a CDBG entitlement jurisdiction, the City of Fremont receives annual CDBG entitlement allocation from HUD. CDBG funds can be used for a variety of housing and community development activities which benefit low and moderate income persons.

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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: $		
Other	public - federal	Acquisition Admin and Planning Housing	255,536	0	0	255,536	1,000,000	The City of Fremont receives HOME funds through its participation in the Alameda County HOME Consortium. The HOME program provides funding to localities to support affordable housing programs for lower income households. HOME funds can be used to acquire, rehabilitate, finance and construct affordable housing, as well as provide tenant-based rental assistance.

Table 77 - 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.

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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 City of Fremont does not anticipate using any publicly owned land for projects identified in this Plan.

Discussion

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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	Affordable Housing Needs Goals	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	City-wide	Affordable Housing Need	CDBG: $495,000	Public service activities for Low/Moderate Income Housing Benefit: 40 Households Assisted Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 23 Household Housing Unit
2	Community Development Needs Goals	2015	2019	Non-Housing Community Development	City-wide	Community Development (non-housing) Needs	CDBG: $284,415	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 426 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Other: 35 Other
3	Homelessness Needs Goals	2015	2019	Homeless	City-wide	Homelessness Needs	CDBG: $158,600 HOME: $85,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 491 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 32 Households Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Supportive Housing Needs Goals	2015	2019	Affordable Housing	City-wide	Affordable Housing Need	HOME: $193,500	Rental units constructed: 0 Household Housing Unit

Table 78 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Housing Needs Goals
	Goal Description	Alameda County Health Homes Department administers the City's Housing Rehabilitation Loan and Emergency Repair Grant Program. The Program primarily focused on seniors and disabled at or below 50% of median family income. Approximately, 23 low-moderate income residents per year will benefit from this program. The City will continue to contract with Project Sentinel/ Fremont Fair Housing to administer fair housing services, landlord/tenant services and City's Residential Rent Increase Dispute Resolution Ordinance. Approximately, 40 residents per year will benefit from these services. In addition, the City will receive HOME funds in the amount of approximately $255,000 from HUD via the Alameda County HOME Consortium. The City also has approximately $245,000 carryover HOME funds from prior year. The City proposes to continue to use HOME funds for the acquisition, rehabilitation, construction of affordable housing and tenant-based rental assistance for lower income households in need. One construction of affordable housing project will be underway in the beginning of FY 2015-16. The 64-unit development is slated for completion in FY 2017.

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2	**Goal Name**	Community Development Needs Goals
	Goal Description	The City of Fremont has long recognized the importance of nonprofit agencies and the services they provide to residents of Fremont. Therefore, the City has routinely provided funding under the CDBG Program to help finance the acquisition, construction, rehabilitation, or renovation of eligible public facilities and improvements. Types of projects include child care centers, emergency shelters, vocational and rehabilitation centers for the disabled and frail elderly, a food distribution center, and a health clinic. The City will continue to provide CDBG funds to assist nonprofit agencies providing critical services to the community to meet their capital improvement needs in order to increase or enhance service delivery. Also, the City of Fremont has recognized the importance of funding public services under the CDBG Program. Additionally, the City has committed a portion of the its General Fund (approximately $482,000 per year) revenues to fund various social service agencies serving low and moderate income Fremont residents. The City will commit 15% of its annual CDBG allocation toward Public Service activities. Another avenue to help low and moderate income individuals to become self-sufficient is the opportunities for entrepreneurship. The City will continue to dedicate a portion of CDBG funding for microenterprise development.
3	**Goal Name**	Homelessness Needs Goals
	Goal Description	The City will continue to use a portion of its HOME allocation to support tenant-based rental assistance activities, to rapidly re-house those who became homeless, to help those who are experiencing a housing crisis from becoming homeless and to provide rental subsidies to emancipated youth who aged out of the foster care system. The City will continue to use approximately $125,000 per year in general funds to support the operation of the Sunrise Village homeless shelter, a 66-bed shelter for single women, men, and families. The City will also continue to lead the coordination of the Homeless Outreach for People Empowerment (HOPE) project. In partnership with Abode Services and Tri-City Health Center, the project takes on a mobile clinic approach in reaching homeless individuals at places where they typically congregate. The City receives $274,929 in annual Supportive Housing Program funds from HUD to undertake this project.
4	**Goal Name**	Supportive Housing Needs Goals
	Goal Description	The City of Fremont will continue to use CDBG and HOME funds to assist nonprofit housing developers finance the construction of affordable housing for people with special needs such as the elderly and disabled.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Community Development Block Grant (CDBG) Program is funded through federal entitlement funds from the Department of Housing and Urban Development (HUD). The primary objectives of the CDBG program are to develop viable urban communities, principally for low- and moderate-income households, through the provision of decent housing, a suitable living environment, and economic opportunity. CDBG funds must be used for activities which:

1. Primarily benefit low- and moderate-income families. Most households receiving benefit from this program cannot earn more than 80% of the median income. For example, an eligible family of three cannot earn more than $60,850. Most funds, however, based on current CDBG usage, serve families with even lower incomes, which are under 50% of the median income ($41,400 for a family of three

2. Aid in the elimination of slum or blight;

3. Other activities designed to meet urgent community needs when conditions may pose an immediate threat to the health or welfare of the community. Federal rules allow each community to tailor its program to address specific local needs.

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 which is considered by HUD as Low-moderate income area.

After assessing the results of the Consolidated Plan Survey and comments received from stakeholders at public hearings/ meetings, evaluating the CDBG eligibility criteria, and analyzing the availability of limited resources, the City is proposing to allocate its available CDBG funds in the following eligible funding categories: Public Facilities, Public Service, Microenterprise Projects, and Administration.

#	Project Name
1	Alameda County Community Development Agency - Housing Rehabilitation and Emergency Repair
2	Project Sentinel Fair Housing and Landlord Tenant Project
3	Afghan Coalition
4	Community Child Care Coordinating Council (4C's) Childcare Initiative Project
5	Fremont Family Resource Center SparkPoint Self Sufficiency
6	Bay Area Community Services - Adult Day Care
7	Senior Peer Counseling
8	Youth and Family Services
9	CDBG Administration
10	Kidango Rix Center Canopy Installation
11	Abode Services Sunrise Village Homeless Shelter Renovations
12	Pickering Place Associates
13	YMCA of the East Bay Fremont/ Newark YMCA
14	Safe Alternatives to Violent Environments

Table 79 – Project Information

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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

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.

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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: $250,000
	Description	Administer the City's Housing Rehabilitation Loan and Minor Home Repair Grant program for low-and moderate income Fremont households.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Approximate 23 senior, low-income, and disabled households will benefit from this project.
	Location Description	City-wide
	Planned Activities	Alameda County Healthy Homes Department will administer the City's Housing Rehabilitation Loan and Emergency Repair Grant Program. Program primarily focused on seniors and disabled at or below 50% of median family income.
2	**Project Name**	Project Sentinel Fair Housing and Landlord Tenant Project
	Target Area	City-wide
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Need
	Funding	CDBG: $95,394
	Description	Administer the City's fair housing and 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 aid and search information and referral assistance.

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	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 households will benefit from fair housing, landlord/ tenant and rent increase resolution services.
	Location Description	City-wide
	Planned Activities	Administer the fair housing and landlord/ tenant program as well as provide services under the Residential Rent Increase Dispute Resolution Ordinance in Fremont. The program provides counseling, and information and referral to all rental housing providers and rental consumers.
3	**Project Name**	Afghan Coalition
	Target Area	City-wide
	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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 low-moderate income individuals will benefit from the proposed activities.
	Location Description	City-wide
	Planned Activities	Build and expand microenterprise program for low and moderate income individuals with the objective of increasing self-sufficiency.
4	**Project Name**	Community Child Care Coordinating Council (4C's) Childcare Initiative Project
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: $40,000

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	Description	The program provides home-based child care microenterprise development assistance.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 17 low and moderate income individuals will benefit from this proposed activities.
	Location Description	City-wide
	Planned Activities	Family childcare development program with the goal of providing childcare and small business training to potential family childcare providers.
5	**Project Name**	Fremont Family Resource Center SparkPoint Self Sufficiency
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: $50,000
	Description	The FRC Family Economic Success Program provides technical assistance, advice and support services to clients with the goals of developing micro-enterprises.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 low and moderate income individuals will benefit from the proposed activities.
	Location Description	City-wide
	Planned Activities	The Fremont Family Resource Center SparkPoint Program provides technical assistance, advice, and support services to clients with the goals of developing micro-enterprises or attaining homeownership.
6	**Project Name**	Bay Area Community Services - Adult Day Care
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs

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	Funding	CDBG: $12,597
	Description	Bay Area Community Services Adult Day Care provides adult day care service to Fremont seniors with chronic health problems, including Alzheimer's disease. Daily program activities include memory/reality orientation and exercise.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 32 seniors and their care takers will benefit from the proposed activities.
	Location Description	City-wide
	Planned Activities	BACS will provide adult day care services to Fremont seniors with chronic health problems, including Alzheimer's disease. Daily program activities include: door-to-door transportation, memory/ reality orientation, exercise, health education and screening and hot nutritionally balanced lunches.
7	**Project Name**	Senior Peer Counseling
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: $48,603
	Description	This program uses the skills and life experience of senior volunteers in a self-help approach to meeting emotional needs of seniors.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 66 seniors will benefit from this proposed activities.
	Location Description	City-wide
	Planned Activities	This program uses the skills and life experience of senior volunteers in a self-help approach to meeting emotional needs of seniors. This proposes to reach 66 seniors a year.
8	**Project Name**	Youth and Family Services

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	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: $19,682
	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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 370 youth and their families will benefit from this proposed activities.
	Location Description	City-wide
	Planned Activities	The Youth and Family Services Counselor proposes to provide family and individual counseling to help improve family relationships in times of stress of crisis, with special attention to teen-related issues.
9	**Project Name**	CDBG Administration
	Target Area	City-wide
	Goals Supported	Affordable Housing Needs Goals Community Development Needs Goals Homelessness Needs Goals Supportive Housing Needs Goals
	Needs Addressed	Affordable Housing Need Community Development (non-housing) Needs Homelessness Needs Supportive Housing Needs
	Funding	CDBG: $239,790

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	Description	City of Fremont Community Development Block Grant Program administration and oversight of new and existing projects for compliance with CDBG regulations.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	
	Planned Activities	
10	**Project Name**	Kidango Rix Center Canopy Installation
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: $15,000
	Description	Installation of a canopy fixture at a Rix Childcare Center play yard.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 226 low and moderate income children will benefit from this proposed activity.
	Location Description	Kidango Rix Center is located at 43100 Isle Royal Street, Fremont, CA 94538
	Planned Activities	Installation of a canopy fixture at a Rix Childcare Center play yard.
11	**Project Name**	Abode Services Sunrise Village Homeless Shelter Renovations
	Target Area	City-wide
	Goals Supported	Homelessness Needs Goals
	Needs Addressed	Homelessness Needs
	Funding	CDBG: $102,908

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	Description	Abode Services, which operates the Sunrise Village homeless shelter in Fremont is proposing to use CDBG funds to replace the existing dysfunctional evaporative cooling system, upgrade the security surveillance system, and install an emergency exit ladder.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 268 homeless individuals will benefit from this proposed activities.
	Location Description	Sunrise Village Homeless Shelter is located at 588 Brown Road, Fremont, CA 94539
	Planned Activities	Abode Services, which operates the Sunrise Village homeless shelter in Fremont is proposing to use CDBG funds to replace the existing dysfunctional evaporative cooling system, upgrade the security surveillance system, and install an emergency exit ladder.
12	**Project Name**	Pickering Place Associates
	Target Area	City-wide
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Need
	Funding	CDBG: $150,000
	Description	MidPen Housing Corporation, which operates Pickering Place Apartments, a 43-unit affordable housing apartment complex in Fremont, is proposing 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.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 apartment units will get hot water heaters replaced. All forty three households will benefit from the new decks and railing and site lighting.
	Location Description	Pickering Place Apts. is located at 20 West Pickering Avenue, Fremont, CA.

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	Planned Activities	MidPen Housing Corporation, which operates Pickering Place Apartments, a 43-unit affordable housing apartment complex in Fremont, is proposing 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.
13	**Project Name**	YMCA of the East Bay Fremont/ Newark YMCA
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: $83,670
	Description	Renovation of the YMCA parking lot. The parking lot is in disrepair and poses potential trip hazards.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Two hundred members (includes seniors, disabled, children and adults) of the YMCA of the East Bay Fremont/ Newark will benefit from this proposed activity.
	Location Description	The YMCA of the East Bay Fremont/ Newark is located at 41811 Blacow Road, Fremont, CA 94538.
	Planned Activities	Renovation of the YMCA parking lot. The parking lot is in disrepair and poses potential trip hazards.
14	**Project Name**	Safe Alternatives to Violent Environments
	Target Area	City-wide
	Goals Supported	Homelessness Needs Goals
	Needs Addressed	Homelessness Needs
	Funding	CDBG: $55,700
	Description	Safe Alternatives to Violent Environments (SAVE) a domestic violence service provider is proposing to use CDBG funds to renovate its shelter located in Fremont. The renovations include the following: electrical upgrade, installation of security cameras, installation of combination door locks, replacement of one air conditioning unit, and replacement of outdoor surfacing.
	Target Date	6/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	Approximately one hundred and seventy-two shelter residents will benefit from this proposed project.
	Location Description	The location of the domestic violence shelter is suppressed due to safety reason.
	Planned Activities	CDBG funds to renovate its shelter located in Fremont. The renovations include the following: electrical upgrade, installation of security cameras, installation of combination door locks, replacement of one air conditioning unit, and replacement of outdoor surfacing.

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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

The City of Fremont has a diverse racial and ethnic population; according to the 2010 Census, Asian's now make up 50% 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 73% of Fremont's population. Twenty-three (23) census tracts have a Asian population of greater than 50%. 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.

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, 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.

Geographic Distribution

Target Area	Percentage of Funds

Table 80 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See above

Discussion

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

Introduction

The following are other actions that the City will undertake in implementing the FY 2015-19 Strategic Plan.

Actions planned to address obstacles to meeting underserved needs

The Consolidated Plan priorities are designed to address the underserved needs in Fremont. The primary obstacle in meeting the underserved needs is the lack of adequate funding sources.

Actions planned to foster and maintain affordable housing

The city will continue to monitor affordable housing developments that could be at risk for converting to market rate. There are four developments at risk during the 2015-2023 time frame representing 165 total units. The City will utilize its financial resources (HOME and CDBG, State and Federal funding sources, etc.) if necessary to aggressively prevent the conversion of affordable housing units to market rate.

The City will continue its neighborhood home improvement program (funded with CDBG) thus increasing the number of homeowners receiving assistance. Based on the current funding level and the per-unit cost of single-family home rehabilitation (estimated at $40,000-$60,000 per unit), the City can support from 20- 23 rehabilitation loans or minor home repair per year or 100 to 115 homes to be assisted over the next 5 years.

The City will continue to support development of affordable rental housing in Fremont and meets its regional housing need determination. The following funding sources may be used to support this effort:

1. HOME Program
2. Community Development Block Grant Program
3. State and Federal Tax Credits
4. City of Fremont Affordable Housing Funds
5. Private Financing

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Actions planned to reduce lead-based paint hazards

The City of Fremont complies with Sec. 570.608 of the CDBG regulations, which prohibits the use of lead-based paint in residential structures constructed or rehabilitated with Federal assistance.

Lead poisoning is a serious issue in Alameda County with significant numbers of older homes occupied by low income families with children as 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.

The Alameda County Healthy Homes Department (ACHHD) of the Alameda County Community Development Agency 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 Consortium cities of Alameda, Emeryville, and unincorporated 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.

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 (IHCs), 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, and the Healthy Homes Rating System. The program also has partnerships with National, State and local organizations dealing with lead issues; advises on policy development related to lead and healthy housing issues; conducts lead safety and healthy housing presentations and provides access to a comprehensive website and telephone information line.

Alameda County Healthy Homes Department 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.

Actions planned to reduce the number of poverty-level families

Alameda County Housing and Community Development (ACHCD) is the lead agency for various programs such as HOPWA and the Supportive Housing Program (SHP) which serve the homeless through housing and supportive services and aim to reduce the number of people living in poverty in the County. ACHCD is also a lead agency on the county-wide EveryOne Home, which includes

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representatives from each of the 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 and labor representatives, and education and health care professionals. The EveryOne Home planning process identifies gaps in the current service delivery system and sets priorities for future efforts to address homelessness in Alameda County.

The City expects to allocate approximately $482,000 a year 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. 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, housing information, self-sufficiency program, and domestic violence prevention.

The City will continue to facilitate the Housing Scholarship Program. This program combines job training, supportive services and affordable housing to lower income families to help them transition from public assistance to self-sufficiency. Apartments are offered by private for-profit and nonprofit owners at below market rates for up to one year for participants who have children, and who have made a commitment to obtaining a full-time job upon completion of job training.

In addition, a portion of the City's HOME program funds are used to provide tenant-based assistance to qualified Housing Scholarship participants and those who are in a housing crisis.

Actions planned to develop institutional structure

The structure through which the City of Fremont will implement its housing and community development plan consists of various public and private agencies. The following provides a brief outline of the delivery system.

1. State Housing and Community Development (HCD)

HCD provides oversight to the major state housing planning process, the Housing Element of a jurisdiction's General Plan. HCD is responsible for an annual State Housing Element and provides technical assistance to and certification of the local Housing Elements. Each local government in the

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State is required to develop a Housing Element which includes a housing assessment including projected housing needs, a land inventory, an analysis of governmental and non-governmental constraints on housing and housing programs and quantified objectives that will be met over the Housing Element's planning period.

2. California Housing Finance Agency (CHFA)

CHFA provides financing for affordable housing at the state level. CDFA issues mortgage revenue bonds and finances rehabilitation and new construction programs for both rental and ownership housing.

3. County Agencies

1. Alameda County Housing and Community Development (HCD) and Healthy Homes Department

HCD is the lead agency in implementing the Alameda County HOME Consortium and other County-sponsored programs around housing, homelessness, and community development. HCD administers a number of programs including Shelter Plus Care and Housing Opportunities for People with AIDS (HOPWA), and Mortgage Credit Certificate (MCC) Program. The County's Healthy Homes program administers the Housing Rehabilitation and Emergency Repair Grant Program.

2. Housing Authority of Alameda County

The Housing Authority of Alameda County serves the City of Fremont. The Authority administers several countywide programs designed to assist low and moderate-income households and those with special needs. These programs include the tenant-based Section 8 Existing Certificate and Voucher Program, the project-based Section 8 Moderate Rehabilitation and Rental Rehabilitation Program, and the Low Rent Housing Program.

Local Agencies

There are many experienced and well-managed non-profit organizations providing services in the Fremont area. The City currently partners with twenty-three (23) non-profit agencies that have been serving the City of Fremont in the areas of community development, affordable housing, homelessness, special needs, supportive services.

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

See above

Discussion

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

Introduction

The program specific requirements governed by the CDBG and HOME are described below.

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.	100.00%

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Executive Summary

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

1. Introduction

The Community Development Consolidated Plan is submitted pursuant to a U. S. Department of Housing and Urban Development (HUD) rule (24 CFR Part 91, 1/5/95) as a single submission covering the planning and application aspects of HUD's Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership (HOME) and Housing Opportunities for Persons with AIDS (HOPWA) formula programs.

The purpose of the local 2015-19 Consolidated Plan is to describe priorities and goals that the City of Hayward will undertake in conjunction with HUD programs and funded with Federal Fiscal Year 2015 (FY15) through Federal Fiscal Year 2019 dollars.

The City of Hayward is a member of the Alameda County HOME Consortium. The Alameda County Housing and Community Development (HCD), serves as lead agency for the HOME Consortium, and coordinates the development of the Consortium's Five Year Consolidated Plan which presents Countywide information and information specific to each of the eight participating jurisdictions. The Consortium is also the entity through which the U.S. Department of Housing and Urban Development (HUD) allocates HOME funds on behalf of the participating jurisdictions, Community Development Block Grant (CDBG) funds originate from HUD and are allocated annually and directly to each of the entitlement jurisdictions, including the City of Hayward.

The priorities and performance measures identified in the Consolidated Plan represent those of the Consortium as a whole. These priorities are nationwide areas of emphasis that HUD has instructed jurisdictions to address. Likewise, HUD has instructed the jurisdictions to denote priorities as "high" based guaranteed funding or priorities "low" if resources have not been dedicated for implementation.

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 first year of that cycle (July 1, 2015 – June 30, 2016) (FY15). This Consolidated Plan and Action Plan have 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.

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Lastly, each jurisdiction within the Everyone Home Consortium provides additions to the Consolidated Plan to reflect local needs. Local needs are determined through citizen input. Outreach was performed through the use of surveys, consultations, and public meetings.

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

The HOME Consortium's Five-Year Strategic Plan the following priorities:

PRIORITY HOUSING NEEDS –

- **Increase the availability of affordable rental housing for extremely low (30%), very low (50%) and low (80%) income households**
  Objective: Promote the production of affordable rental housing by supporting the acquisition, rehabilitation and new construction of units.
- **Preserve existing affordable rental and ownership housing for households at or below 80% of AMI –**
  Objectives:
  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.
- **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 –

- **By December 2020, end homelessness as a chronic and on-going condition for any household in our community**
  Objectives:
  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 three Regional Housing Resource Centers.

PRIORITY SUPPORTIVE HOUSING NEEDS –

- **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.

COMMUNITY DEVELOPMENT NEEDS –

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- **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.
- **Park and recreations facilities –**
  Objective: Support the expansion of existing and/or new development of park and recreation facilities to the extent feasible.
- **Neighborhood facilities –**
  Objective: Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible.
- **Childcare facilities and services –**
  Objective: Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible.
- **Crime reduction –**
  Objective: Support crime awareness activities and/or services to the extent feasible.
- **Accessibility needs –**
  Objective: Support the provision of accessibility improvements to the extent feasible.
- **infrastructure improvements –**
  Objective: Support provision of infrastructure improvements to the extent feasible.
- **Public facilities –**
  Objective: Support expansion or improvement of public facilities to the extent feasible.
- **Public service –**
  Objective: Support critical public service activities to the extent feasible.
- **Economic development –**
  Objective: Support expansion and creation of economic development opportunities to the extent feasible.

3. Evaluation of past performance

An evaluation of FY13 activities was developed for public comment in September 2014. Accomplishments for FY13 activities were included in the FY13 CAPER that was released for public comment in early September 2014. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY14/15 will be completed in September 2015.

4. Summary of citizen participation process and consultation process

Community participation is a very important part of the Consolidated Plan and Action Plan development process. A pre-draft public hearing on the Action Plan took place on January13, 2015 at the Alameda County Housing and Community Development Advisory Committee's (HCDAC)meeting to present an overview of the Consolidated Plan, and review and solicit input on the housing and community development needs in the HOME Consortium. 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, 2015 through May 8, 2015. A public hearing will be held on April 16, 2015 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

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(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 Consolidated Plan. The Urban County's Citizen's Action 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.

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. Distribution will be the same as mentioned above as well as any requests made to HCD for a copy of the Consolidated Plan. Materials will also be made available in alternate formats upon request.

In addition, a survey was sent out to all of the cities to distribute to interested parties. 143 people participated in the survey. Responses were received from people who live or work in the cities of Alameda, Albany, Berkeley, Fremont, Hayward, Livermore, Oakland and San Leandro. Throughout the Consortium, most respondents indicated that homeless persons and lower income families had the highest level of need in the community. There is a significant need for housing and services for homeless individuals; emergency shelters for families and permanent, supportive and affordable housing are needed for homeless persons. Outreach for people living on the streets and in encampments is considered the service most needed to address the needs of homeless persons. Additionally, lower income families are also considered to have a high level of need for services in the community, and the services most needed are (1 information and referral to services, (2 crisis intervention services and (3 food and hunger-related services.

Hayward specific outreach was conducted through the use of Hayward's Citizen Participation guidelines. Four public meetings were held on the third Wednesday of each month from December 2014 through March 2015. Public Notices for the Public Hearings Scheduled April 15 and April 21, 2015 were posted in English and Spanish on the City Website, in the Daily Review, at the Main and Weekes Library Branch, and in front of Hayward City Hall.

5. Summary of public comments

One comment has been received. Ruby's Place, the Domestic Violence Shelter in Hayward, staff have indicated there is a high need for affordable housing and supportive permanent housing and they would like the opportunity to partner with the City for this purpose.

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

Not applicable.

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7. Summary

Not applicable.

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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	HAYWARD	
CDBG Administrator	HAYWARD	Department of Library and Community Services
HOME Administrator	HAYWARD	Department of Housing and Community Development

Table 81 – Responsible Agencies

Narrative

The City of Hayward's Library and Community Services Department (CSD) is the lead group for the preparation, implementation and evaluation of the Consolidated Plan and related documents and processes. CSD coordinates with the City's housing and community development programs and activities including current and advance planning, building plan check and inspection services, community preservation, economic development, affordable housing, the Community Development Block Grant (CDBG) program, and redevelopment. In addition, CSD actively coordinates with Public Works, Fire and Police. The City also works with many county agencies to coordinate the delivery of needed services to the community. A description of the various partner agencies that work with the City is provided under the heading "Institutional Structure" in this report.

The City augments all of its efforts to assist lower-income residents by supporting a variety of nonprofit public service organizations with grants from the City's General Fund (Social Services) and CDBG funds; which are administered by CSD. The allocation of both CDBG and Social Services funding follows a formalized process that includes input from City staff, citizen advisory commissions and public comment. The application process provides extensive information and technical assistance to help prospective applicants. Both CDBG and Social Services funds are allocated on an annual basis through a process that complies with HUD citizen-participation requirements and includes public hearings.

The City encourages the coordination of activities among the various housing and social service providers that serve Hayward residents. The City's CDBG and Social Services program application processes promote collaboration and coordination by service agencies in order to reduce service duplication and maximize the use of public resources available to fund these types of programs. Agencies and organizations applying for City funding must demonstrate how their proposed program or project differs from and/or complements existing activities and services, as well as how the applicant will collaborate and coordinate its efforts with other providers.

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The Consolidated Plan integrates information gathered from a variety of planning activities, including: the Economic Development and Housing Elements, a Community Needs Analysis, staff research on housing and community development issues, workshops conducted by the City with local service organizations, information gathered from annual funding applications, and regular public hearings conducted by Alameda County Housing and Community Development.

The Consolidated Plan process concluded in April 2015 with a work session held by City Council to discuss the Plan, followed two weeks later with a public hearing before the City Council to consider its adoption. The meetings held by the City are in addition to the citizen participation process conducted by Alameda County as the lead agency for the County's HOME Consortium.

Consolidated Plan Public Contact Information

Dawn Jaeger
Community Services Manager
777 B Street, Hayward, CA 94541
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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. 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 FY15-FY19 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 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)).

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:

6. 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.

7. 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.

8. 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.

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9. 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.

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.

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

The City not an entitlement Emergency Solutions Grant (ESG) grantee, and but is a FY 14-15 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. 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

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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.

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

Table 82 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
	Agency/Group/Organization Type	Housing Services - Housing Other government - County Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and 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

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2	**Agency/Group/Organization**	EveryOne Home
	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 Publicly Funded Institution/System of Care Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and 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
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and 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?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and 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 (FESCO)
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and 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 - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and 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

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7	**Agency/Group/Organization**	City of Hayward
	Agency/Group/Organization Type	Services-Children Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Economic Development Program - Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs of the business community. Family Education Program - Anticipated improved coordination of financial resources and alignment of goals towards full adult literacy and educational opportunities for the youth of Hayward

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

N/A

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	Coordinated Effort to meet goals
Housing Element	City of Hayward	Coordinated Effort to meet goals
General Plan	City of Hayward	Coordinated Effort to meet goals

Table 83 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

City staff met with participating agencies within the Everyone Home Consortium, staff from the County of Alameda, participated in Hunger and Homelessness meeting groups which included staff from

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previous State Majority Leader Ellen Corbert and Assemblyman Bill Quirk, as well as consultations with HUD.

Narrative

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PR-15 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 City's updated (April 2015) Citizen Participation Plan is attached as Appendix A and provides details regarding the annual CDBG and Social Services funding process. English and Spanish notices appeared in *The Daily Review* publicizing the April 21, 2015 public hearing before the City Council and inviting comments through the April 8 – May 9, 2015 period. No comments were received.

The information provided is over and above the citizen participation outreach provided through Alameda County and the Everyone Home Consortium.

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	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Notice regarding Public Hearing scheduled April 21, 2015	None		

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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	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	April 21, 2015 - Public Hearing	TBD		
3	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Notice - Regarding Public Hearing and Public Meeting April 15, 2015	None		

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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	Minorities Persons with disabilities Non-targeted/broad community	Public Meeting & Public Hearing	TBD		
5	Public Meeting	Non-targeted/broad community	Community Services Commission Meeting - Discussion of Consolidated Plan Priorities, Goals and Objectives - attended by 14 commissioners and four interested parties.	Comments were received from Vera Ciammetti, Executive Director of Ruby's Place. Ms. Ciammetti indicated that there is a great need for more affordable housing and that Ruby's Place was committed to working with the City to provide that housing stock.		

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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)
6	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Meeting February 18, 2015 - Attended by 9 commissioners, one council member, 4 staff, and 15 interested parties.	None.	There were ten comments not accepted into the Consolidated Plan because they were directly related to the current funding applications, by applicants requesting the Commission change their funding recommendations.	

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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	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Meetings were held through the Citizen Participation forum, where the Consolidated Plan was listed on the agenda for public input on December 17, 2014 and January 21, 2015. Meetings were attended by commissioners, staff and interested parties.	No comments were received regarding the consolidated plan.		

DRAFT

OMB Control No: 2506-0117 (exp. 07/31/2015)

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)
8	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Information was provided in English and Spanish regarding the public hearings for the consolidated plan	No comments were received.		

Table 84 – Citizen Participation Outreach

DRAFT

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The goals and priorities in the plan were developed in coordination with the Everyone Home Consortium and reflect the region wide goals of that entity. City of Hayward specific goals also consulted the Community Services Commission, applicant agencies, consultations with applicant agencies, governmental stakeholders, and the Everyone Home Consortium. Recent surveys and public outreach confirms that the findings of the 2015 Needs Assessment continue to be priorities for the City of Hayward and the heart of the bay. Homelessness has become a greater priority in the past five years, with an increase in need for permanent supportive housing and rapid rehousing. Alameda County Housing and Community Development Department through HMIS and the Everyone Home Consortium is supportive of the groups priorities, objectives, and goals. The primary goal is to shorten the period of homelessness for individuals and reduce the recidivism rates for homeless people.

On January 8, 2015, a survey was sent out to all the jurisdictions in the Consortium as well as various stakeholders. HCD received 143 responses to the survey. Responses were received from the cities of Alameda, Albany, Berkeley, Fremont, Hayward, Livermore, Oakland and San Leandro.

The responses from Hayward came from interested residents (10), a public agency or department (5), service providers (4), advocates (4), public officials (4), affordable housing providers (2) and family members or caregivers of homeless consumers (1). Additionally, responses came from domestic violence services, a Community Services Commissioner, a CSC Commissioner and a Masters in Social Work intern for the City of Hayward. Some respondents had multiple roles.

The respondents feel that the groups with the highest levels of need in Hayward are lower income families and persons are imminent risk of homelessness. The kind of housing most needed to address homeless persons' needs is emergency shelters for families. The service most needed to address homeless persons' needs is outreach for people living on the streets and in encampments. The most significant barriers to homeless persons accessing housing and services in Hayward are lack of resources or capacity and a lack of affordable housing in the community.

In terms of housing for persons with special needs, housing for the frail elderly is the priority for the majority of Hayward respondents. Rehabilitation assistance to existing housing developments is the priority for affordable rental housing. New construction of below market rate homes is Hayward's homeownership priority for lower income persons and homeowners. High rents and increases in rental rates are the highest priority fair housing issues in Hayward.

Lower income persons and families are the group of people most in need of services in Hayward. They are most in need of information and referral to services, crisis intervention services and food- and hunger-related services.

The economic development activities most needed in Hayward are job training with placement services. The public facility most needed is a youth center. The public infrastructure improvements most needed in Hayward are street improvements. The preservation activities that Hayward respondents believe are most important are renovation of closed buildings.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Each "needs" section provides an analysis of the needs of low-income Hayward residents as related to housing, homelessness and community development. Each section lists priorities which address needs. Although the word "priorities" is used in the CP, these priorities are not placed in a sequence that indicates their relative importance to the City of Hayward. The sequence used in the CP was developed by Alameda County and is used by every city that is part of the HOME Consortium for consistency. Specific objectives are also presented which describe actions to implement the priorities. These priorities and objectives provide a foundation for the specific activities conducted each year and described in the annual Action Plan.

- Needs are identified as:
- Affordable Housing
- Supportive Housing
- Small families make up 39.5% of low income Hayward Housing.

Large Families 46.4%, Elderly 60.5% and other is 51.4% of low income Hayward Housing.

Demographics	Base Year: 2000	Most Recent Year: 2014	% Change
Population	140,030	151,037	8%
Households	44,804	46,064	3%
Median Income	$54,712.00	$94,300.00	72%

Table 85 - Housing Needs Assessment Demographics

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	0	0	0	0	
Small Family Households *	0	0	0	0	
Large Family Households *	0	0	0	0	
Household contains at least one person 62-74 years of age	0	0	0	0	
Household contains at least one person age 75 or older	0	0	0	0	
Households with one or more children 6 years old or younger *	0	0	0	0	
* the highest income category for these family types is >80% HAMFI					

Table 86 - Total Households Table

Data Source Comments:

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	414	0	0	0	414	119	0	0	0	119
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	3,187	0	0	0	3,187	1,836	0	0	0	1,836
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	0	0	0	0	0	0	0	0	0	0
Housing cost burden greater than 30% of income (and none of the above problems)	0	0	0	0	0	0	0	0	0	0

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	0	0	0	0	0	0	0	0	0	0

Table 87 – Housing Problems Table

Data Source Comments: figures were not broken down by income.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	0	0	0	0	0	0	0	0	0	0
Having none of four housing problems	0	0	0	0	0	0	0	0	0	0
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 88 – Housing Problems 2

Data Source Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	0	0	0	0	0	0
Large Related	0	0	0	0	0	0	0	0
Elderly	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Total need by income	0	0	0	0	0	0	0	0

Table 89 – Cost Burden > 30%

DRAFT

Data Source Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	0	0	0	0	0	0
Large Related	0	0	0	0	0	0	0	0
Elderly	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Total need by income	0	0	0	0	0	0	0	0

Table 90 – Cost Burden > 50%

Data Source Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	0	0	0	0	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	0	0	0	0	0	0	0	0	0

Table 91 – Crowding Information - 1/2

Data Source Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 92 – Crowding Information – 2/2

DRAFT

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

Subsidized rental housing continues to be needed throughout the consortium. Hayward has no public housing complexes, and only has 2165 subsidized housing units out of a total of 28,139 units, with an approximate provision of 5.7% of units within Hayward being subsidized.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The City currently partners with service providers who supply shelter for persons who have suffered domestic violence, additional service providers work with those families in need of assistance for rapid rehousing, temporary housing and shelter.

What are the most common housing problems?

There is an increasing trend for landlords to raise the rent (specifically in cities that do not have any rent control like Hayward and Livermore). Consultation has indicated they have seen increases upwards of $200 when the lease renewal comes up. Homes are being foreclosed on; the renters are facing homelessness because there are no affordable rental units available.

Are any populations/household types more affected than others by these problems?

Households most affected by cost burden were African Americans and Hispanics, with 55.1 percent and 54.6 percent respectively.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Many of the families served through Abode Services are seeking affordable housing, rental assistance in arrears or RRH subsidy for security deposit and first month. These participants are coming from a higher level of need and are in some cases at extreme poverty level. These families are potentially living off CalWorks Cash Aid, Snap (food stamps), WIC, SSI or SSDI, and other subsidized programming to sustain the household as well as working with SSA for the work program to find sustainable employment to enhance the housing financial need. The families we see coming into the shelter or at risk are ones that are not living in subsidized housing and are in market rate and with the housing issues have pushed many of these participants a day away from homelessness. Participants that come into shelters are served by a service coordinator that provides weekly case management, resources and referrals, and other general needs to provide the family support. Abode Services Job readiness program provides families assistance with cover letter, resume, job interviewing techniques, and other employable skills. Families are also given the opportunity to join our Alameda County Linkages or CalWorks Rapid Rehousing programs that provides families a housing subsidy of rental assistance which in turns provides families the opportunity to save money (budgeting) to take over the full subsidy of rental when its time.

DRAFT

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The biggest concern is the increase in rent. The needs analysis for this objective demonstrates that home ownership provides benefits for both the home owner and the community. However, the high cost of ownership housing and the difficulty many low-income families have in saving for down payment and other home buying expenses make ownership virtually impossible at present. The following objectives address these needs through educating potential home buyers and providing strategic financial assistance.

Discussion

The needs analysis for this priority indicates that more than 40 percent of very low-income renter households spend more than 50 percent of their income on housing expenses. The following objectives seek to address the high cost of rental housing in Hayward.

Objective 1: Support the availability of affordable rental housing, including "opt-out" projects[1], in response to requests for gap financing to acquire and rehabilitate existing units, where an appropriate percentage have affordability restrictions. Any development that may occur pursuant to these policies, must also conform to the City's Design Guidelines.

Objective 2: Reduce discrimination against Section 8 Voucher holders by requiring property managers not to discriminate against Section 8 households in the City's Mortgage Bond-financed developments when those households meet credit standards and have good references from previous landlords.

DRAFT

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 93 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 94 - Disproportionally Greater Need 30 - 50% AMI

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 95 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 96 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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DRAFT

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

DRAFT

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 97 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

DRAFT

OMB Control No: 2506-0117 (exp. 07/31/2015)

Table 98 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 99 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	0	0
White	0	0	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 100 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

DRAFT

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	0	0	0	0
White	0	0	0	0
Black / African American	0	0	0	0
Asian	0	0	0	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	0	0	0	0

Table 101 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

DRAFT

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

DRAFT

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The City of Hayward does not operate public housing.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table 102 - Public Housing by Program Type

Characteristics of Residents

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	NA	NA	NA	NA	NA	NA	NA	NA	NA
Black/African American	NA	NA	NA	NA	NA	NA	NA	NA	NA
Asian	NA	NA	NA	NA	NA	NA	NA	NA	NA

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Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pacific Islander	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table 103 – Race of Public Housing Residents by Program Type

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	NA	NA	NA	NA	NA	NA	NA	NA	NA
Not Hispanic	NA	NA	NA	NA	NA	NA	NA	NA	NA
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 104 – Ethnicity of Public Housing Residents by Program Type

DRAFT

OMB Control No: 2506-0117 (exp. 07/31/2015)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

This section is through Alameda County and the Home Consortium. The City does not operate public housing.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

This section is through Alameda County and the Home Consortium. The City does not operate public housing.

How do these needs compare to the housing needs of the population at large?

This section is through Alameda County and the Home Consortium. The City does not operate public housing.

DRAFT

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The Homeless Count is taken on as part of the partnership with Everyone Home.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Characteristics distinguish Hayward from other parts of the county, where homeless families with children are generally present in lower proportions (23 percent countywide). Characteristics of the homeless population (including literally homeless and hidden homeless) in the mid-county region are presented below:

- 14.5 percent of the population are chronically homeless;
- 28.2 percent of the population have a severe mental illness;
- 22.8 percent are chronic substance abusers;
- 10.4 percent are veterans;
- 26.2 percent are victims of domestic violence; and
- 0.9 percent are unaccompanied youth.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Approximately 55 percent of the literally homeless surveyed in 2013 were classified as unsheltered homeless, 21 percent were in emergency shelter programs, and 24 percent were in transitional housing

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programs. Despite the economic recession, the 'literally homeless' population has decreased slightly since 2007 when it was estimated at 4,838. Characteristics of the homeless population are presented below:

- 22 percent are chronically homeless;
- 11.5 percent are veterans;
- 25.9 percent are living with a severe mental illness;
- 32 percent were in a household with one or more children;
- 39.5 percent of the unsheltered homeless are African American;
- 36.1 percent of the unsheltered homeless are White;
- 7 percent of the unsheltered homeless are Hispanic/Latino; and
- 84 percent of the unsheltered homeless are male.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

total mid-county homeless population. These characteristics distinguish Hayward from other parts of the county, where homeless families with children are generally present in lower proportions (23 percent countywide). Characteristics of the homeless population (including literally homeless and hidden homeless) in the mid-county region are presented below:

- 14.5 percent of the population are chronically homeless;
- 28.2 percent of the population have a severe mental illness;
- 22.8 percent are chronic substance abusers;
- 10.4 percent are veterans;
- 26.2 percent are victims of domestic violence; and
- 0.9 percent are unaccompanied youth.

In 2008 the City provided over $255,000 to different non-profit area organizations to assist individuals and families that were homeless or at risk of becoming homeless.

Discussion:

Various circumstances that may lead to homelessness include the following:

- Single adult transients passing through the city on the way to some other destination;
- Seasonal and/or migrant homeless individuals seeking seasonal employment in the city;
- The chronically homeless, single adults, including non-institutionalized, mentally disabled individuals, alcohol and drug abusers, seniors with insufficient incomes, and others who voluntarily, or due to financial circumstances, are forced to live on the streets;
- Minors who have run away from home;
- Lower-income families who are temporarily homeless due to financial circumstances or are in the process of searching for a home (single-parent families, mostly female-headed, are especially prevalent in this group); and
- Women (with or without children) who are escaping domestic violence.

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NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

During the preparation of the Consolidated Plan, City staff conducted several roundtable discussions with local service providers to gather information regarding community facilities and program needs. Representatives from housing, homeless and social service programs provided information on community needs from a unique perspective. Using this information, 1990 US Census data, current information from the Association of Bay Area Governments (ABAG) and demographic information from private firms, City staff identified social service need areas for the City of Hayward.

There are three priorities that address community development needs.

Priority 1: Neighborhood Facilities and Improvements

Objective: The City will support the construction and/or rehabilitation of well-designed neighborhood facility projects that meet the community's needs. Facilities providing child care and other youth services will receive priority.

Priority 2: Public Services

Objective 1: The City may allocate up to 15% of its CDBG funds to public services. The City also anticipates continued support of public services through the Social Services Program by allocating General Fund monies for grants to social services programs and funds for program administration.

Priority 3: Community Development Needs - Economic Development

Objective 1: Continue to provide small business loans through the City's Revolving Loan Program.

Objective 2: Provide neighborhood economic development revitalization services.

Objective 3: Increase the number of permanent jobs available to lower income Hayward residents by increasing business attraction, retention and expansion activities.

Describe the characteristics of special needs populations in your community:

What are the housing and supportive service needs of these populations and how are these needs determined?

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Discussion:

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NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

How were these needs determined?

Describe the jurisdiction's need for Public Improvements:

How were these needs determined?

Describe the jurisdiction's need for Public Services:

How were these needs determined?

DRAFT

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

DRAFT

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure		
1-unit, attached structure		
2-4 units		
5-19 units		
20 or more units		
Mobile Home, boat, RV, van, etc		
Total		

Table 105 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom				
1 bedroom				
2 bedrooms				
3 or more bedrooms				

Table 106 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Does the availability of housing units meet the needs of the population?

Describe the need for specific types of housing:

Discussion

DRAFT

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Cost of Housing

Rent Paid	Number	%
Less than $500		
$500-999		
$1,000-1,499		
$1,500-1,999		
$2,000 or more		

Table 107 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI		No Data
50% HAMFI		
80% HAMFI		
100% HAMFI	No Data	

Table 108 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Table 109 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

How is affordability of housing likely to change considering changes to home values and/or rents?

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Discussion

DRAFT

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition				
With two selected Conditions				
With three selected Conditions				
With four selected Conditions				
No selected Conditions				
Total				

Table 110 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later				
1980-1999				
1950-1979				
Before 1950				
Total				

Table 111 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.				
Housing units built before 1980 with children present				

Table 112 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 113 - Vacant Units

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Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Discussion

DRAFT

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

There are no public housing units located within the City of Hayward. The City of Hayward does not operate a public housing agency or facility.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	NA	NA	NA	NA	NA	NA	NA	NA	NA
# of accessible units	NA	NA	NA	NA	NA	NA	NA	NA	NA
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 114 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

NA

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

NA

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Public Housing Condition

Public Housing Development	Average Inspection Score
NA	NA

Table 115 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

NA

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

NA

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OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 116 - Facilities Targeted to Homeless Persons

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

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MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

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OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

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MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The following tables represent an up to date profile of Hayward's economy:

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	567	31	1	0	-1
Arts, Entertainment, Accommodations	5,694	3,678	11	7	-4
Construction	2,629	3,867	5	7	2
Education and Health Care Services	8,816	10,925	18	20	2
Finance, Insurance, and Real Estate	2,882	2,471	6	5	-1
Information	1,410	782	3	1	-2
Manufacturing	6,170	9,694	12	18	6
Other Services	3,640	3,212	7	6	-1
Professional, Scientific, Management Services	5,743	3,994	12	7	-5
Public Administration	1	0	0	0	0
Retail Trade	6,538	6,242	13	12	-1
Transportation and Warehousing	2,369	2,672	5	5	0
Wholesale Trade	3,146	6,292	6	12	6
Total	49,605	53,860	--	--	--

Table 117 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	77,270
Civilian Employed Population 16 years and over	67,100
Unemployment Rate	13.16
Unemployment Rate for Ages 16-24	41.65
Unemployment Rate for Ages 25-65	8.67

Table 118 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	12,417
Farming, fisheries and forestry occupations	4,017
Service	7,116
Sales and office	18,481
Construction, extraction, maintenance and repair	7,510
Production, transportation and material moving	5,351

Table 119 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	34,272	54%
30-59 Minutes	23,128	37%
60 or More Minutes	5,647	9%
Total	***63,047***	***100%***

Table 120 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	9,345	1,157	4,497
High school graduate (includes equivalency)	15,222	2,211	4,229
Some college or Associate's degree	16,550	2,112	3,846
Bachelor's degree or higher	15,865	1,344	2,278

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Table 121 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Less than 9th grade	554	1,646	2,604	3,834	2,795
9th to 12th grade, no diploma	2,085	2,334	1,900	2,681	1,222
High school graduate, GED, or alternative	5,053	6,564	6,228	8,870	4,707
Some college, no degree	6,357	5,327	3,848	7,562	2,074
Associate's degree	661	1,496	1,658	2,626	574
Bachelor's degree	939	5,274	3,351	6,030	1,353
Graduate or professional degree	64	1,258	1,426	2,175	905

Table 122 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,697
High school graduate (includes equivalency)	31,551
Some college or Associate's degree	37,247
Bachelor's degree	52,559
Graduate or professional degree	66,875

Table 123 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major Hayward employment sectors are Retail Trade; Manufacturing; Professional, Scientific, Management Services; Arts, Entertainment, Accommodations; and Transportation and Warehousing**.**

Describe the workforce and infrastructure needs of the business community:

The Alameda County Workforce Investment Board (ACWIB) has developed a Workforce Investment Act Local Strategic Workforce Plan for 2013 – 2017. The goal is to meet the workforce needs of high demand sectors of the Regional Economy. This will include preparing skilled workers for employment in competitive and emerging industry sectors and to fill skill gaps created by retirements. In addition, Hayward is seeing increased development activity related to industrial flex commercial space and spill over market demand from San Francisco and Silicon Valley for bio-technology and advanced manufacturing businesses looking for commercial space.

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Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The ACWIB has committed to working closely with local colleges, technical schools, partnership organizations and Economic Development professionals to assure that local training is available and adequate to meet the needs of local business community and provide good jobs for residents.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City of Hayward works closely with Alameda County Workforce Investment Board (ACWIB) and local colleges to encourage the development of programs that prepare Hayward's skilled workers for employment in competitive and emergent regional industry sectors and to fill skill gaps created by retirements and to meet growing business demands.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Alameda County Workforce Investment Board has developed a Workforce Investment Act, Local Strategic Workforce Plan Program for Years 2013-17. This plan involves an assessment of the employer and workforce needs in order to assure that these needs are met by workers in the County of Alameda. They partner with local cities, community colleges, and other organizations to assure the workforce are getting the skills and education to meet the needs of the major business sectors.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

No, the City of Hayward does not work with a CEDS. However, the City has adopted an Economic Development Strategic Plan that takes into account many CEDS related goals such as job growth and employee development. The City has initiated conversations with the East Bay Economic Development Alliance which provides regional economic development needs on creating a regional CEDS.

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

DRAFT

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 124 - Geographic Priority Areas

1	**Area Name:**	CT 4354 Downtown
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	CT 4355 Burbank
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

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	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	**Area Name:**	CT 4355 North Hayward
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	**Area Name:**	CT 4366.01 Jackson Triangle
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

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	Are there barriers to improvement in this target area?	
5	**Area Name:**	CT 4367 Santa Clara
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	**Area Name:**	CT 4369 & CT 4362 Longwood-Winton Grove
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

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7	**Area Name:**	CT 4375 & CT4377 Harder-Tennyson
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
8	**Area Name:**	CT 4379 Mission-Garin
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
9	**Area Name:**	Tennyson - Tyrell

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	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The facilities and agencies funded are usually located within the municipal boundaries of the City of Hayward and are intended to serve a specific low and moderate income clientele or a low and moderate income neighborhood, known as a CDBG Target Area. However, from time to time an agency or facility that is located outside of the City, but still serves primarily low income Hayward residents, may receive funding.

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SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 125 – Priority Needs Summary

1	**Priority Need Name**	Affordable Housing
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Sustainable Housing Homelessness Prevention
	Description	Housing availability for the low, very low, and moderate income Hayward residents. The City will identify partnerships with developers as available.
	Basis for Relative Priority	
2	**Priority Need Name**	Community Development - Public Facilities
	Priority Level	High
	Population	Extremely Low Low Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence

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	Geographic Areas Affected	CT 4366.01 Jackson Triangle CT 4355 Burbank 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
	Associated Goals	Neighborhood Facilities
	Description	The City will support the construction and/or rehabilitation of well-designed neighborhood facility projects that meet the community's needs. Facilities providing child care and other youth services will receive priority. All facility projects will meet a national objective
	Basis for Relative Priority	
3	**Priority Need Name**	Community Development - Public Services
	Priority Level	High

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	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CT 4366.01 Jackson Triangle CT 4355 Burbank 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
	Associated Goals	Non-Homeless Special Needs Homelessness Prevention
	Description	The City may allocate up to 15% of its CDBG funds to public services. The City also anticipates continued support of public services through the Social Services Program by allocating General Fund monies for grants to social services programs and funds for program administration.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Basis for Relative Priority	
4	**Priority Need Name**	Community Development - Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	CT 4366.01 Jackson Triangle CT 4355 Burbank 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
	Associated Goals	Economic Development
	Description	Objective 1: Continue to provide small business loans through the City's Revolving Loan Program. Objective 2: Provide neighborhood economic development revitalization services. Objective 3: Increase the number of permanent jobs available to lower income Hayward residents by increasing business attraction, retention and expansion activities. Objective 4: Create better technological infrastructure
	Basis for Relative Priority	
5	**Priority Need Name**	Community Development - Homelessness
	Priority Level	High

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	CT 4366.01 Jackson Triangle CT 4355 Burbank 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
	Associated Goals	Sustainable Housing
	Description	Work with service providers to provide permanent supportive housing.
	Basis for Relative Priority	
6	**Priority Need Name**	Community Development - Housing Preservation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Geographic Areas Affected	CT 4366.01 Jackson Triangle CT 4355 Burbank 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
	Associated Goals	Homelessness Prevention
	Description	Continue providing housing rehabilitation grants and loans to eligible recipients. Focus on elderly, disabled applicants, or low income applicants for seismic rehabilitation.
	Basis for Relative Priority	
7	**Priority Need Name**	Community Development - Elderly Services
	Priority Level	High
	Population	Extremely Low Low Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Geographic Areas Affected	CT 4366.01 Jackson Triangle CT 4355 Burbank 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
	Associated Goals	Non-Homeless Special Needs
	Description	Provide services to assist senior residents to live in their homes. This assistance may include health, food, legal, housing and transportation services as well as any other services determined to be necessary.
	Basis for Relative Priority	
8	**Priority Need Name**	Community Development - Youth Services
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Families with Children
	Geographic Areas Affected	CT 4366.01 Jackson Triangle CT 4355 Burbank 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
	Associated Goals	Non-Homeless Special Needs
	Description	Fund services and infrastructure that meets qualifications and national objectives in the way of education, employment, and youth empowerment.

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	Basis for Relative Priority	
9	**Priority Need Name**	Community Development - Family Education
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Families with Children Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CT 4366.01 Jackson Triangle CT 4355 Burbank 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
	Associated Goals	Non-Homeless Special Needs
	Description	Providing funding for services and infrastructure that meets national objectives that betters a family's situation through education.
	Basis for Relative Priority	

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10	**Priority Need Name**	Community Development - Permanent Support Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CT 4366.01 Jackson Triangle CT 4355 Burbank 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
	Associated Goals	Sustainable Housing Homelessness Prevention

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	Description	Continue to follow HUD guidelines and fund permanent supportive housing when applicable as a basis to offset homelessness. This includes the Rapid Rehousing Program and A.C. Impact.
	Basis for Relative Priority	

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SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City is exploring more ways to include assistance. The City shall continue to provide financial support to Project Independence, a program implemented by ABODE Services to provide a continuum of supportive services, including tenant-based rental assistance, to emancipated youth in Alameda County (youth from 18 to 24 who have aged out of the foster care system).
TBRA for Non-Homeless Special Needs	The City shall continue to contract with ECHO to provide fair housing and tenant/landlord services, including fair housing counseling and education and tenant/landlord counseling and mediation. The City shall also work with Bay East Association of Realtors to ensure that residential real estate agents and brokers adhere to fair housing laws and regulations, and work with tenants, tenant advocates, and rental housing owners and managers to eradicate housing discrimination and to ensure that Hayward's supply of rental housing is decent, safe and sanitary. The City shall promote training for property owners and managers to ensure that they are knowledgeable of the requirements of Federal, State and local real estate, housing discrimination, tenant protection, housing
New Unit Production	The City shall work with developers to facilitate affordable housing development. Specifically, the City shall review available funding programs annually and shall provide technical support in the application for State, Federal, and other public affordable funding sources, and, as funding permits, shall provide gap financing for affordable housing. Gap financing shall focus on rental housing units affordable to lower-income households and households with special needs (e.g., seniors, extremely low-income households, and persons with disabilities, including developmental disabilities), especially projects that promote the City's goals relating to transit-oriented development and jobs/housing balance
Rehabilitation	The City shall continue to provide rehabilitation grants and loans to qualified lower-income elderly and/or disabled homeowners to make minor home repairs in order to address health and safety problems, correct code deficiencies, and improve the outward appearance of homes. Priority will be given to work that corrects health and safety issues, and to accessibility modifications for people who have disabilities. The City shall disseminate information to homeowners who participate in the Housing Rehabilitation Loan Program regarding rehabilitation standards, preventative maintenance, and energy conservation measures
Acquisition, including preservation	Acquisition and preservation shall continue to be available on an as needed basis.

Table 126 – Influence of Market Conditions

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section of the Action Plan identifies funding resources that will be utilized in FY 2015-2016 to address the City's community development priorities.

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	1,402,000	0	0	1,402,000	5,608,000	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 $5,600,000 will be available in entitlement and PI covering the period of FY 16-19
General Fund	public - local	Public Services	450,000	0	0	450,000	1,400,000	$450,000 of general funds will be utilized for non-homeless special needs, homelessness prevention and social/public services. A balance of $1,600,000 is anticipated to be utilized across FY 16-19

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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: $		
Other	public - federal	Acquisition Housing	277,661	0	0	277,661	1,110,644	HOME funds will be used to support projects that address the housing objectives identified in the FY 2015-2019 Consolidated Plan.
Other	public - state	Housing Public Services	0	0	0	0	0	The City of Hayward has applied for a competitive Emergency Solutions Grant through the State of California HCD. However it is not known at this time if the FY 15-16 grant will be awarded to the City of Hayward, and if any future grant monies will be available/awarded to the City of Hayward in FY 16-19.
Other	public - local	Other	700,000	0	0	700,000	3,500,000	Measure B

Table 127 - Anticipated Resources

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

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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The goal of EveryOne Home (formerly the Alameda County-Wide Homeless Continuum of Care Council) is to provide a coordinated and comprehensive system of housing and support services to prevent and reduce homelessness. Systems and programs that have traditionally provided services to homeless people, and to people at risk for homelessness, must be coordinated at every level to diagnose and intervene promptly and accurately.

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

The City also uses CDBG funds to support *housing-related* activities including housing counseling and fair housing services. Social service programs that address non housing-related needs may receive allocations from the above-described Social Services funding.

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SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Abode Services	Non-profit organizations	Homelessness	Region
Community Child Care Council (4-Cs) of Alameda County	Non-profit organizations	Economic Development Non-homeless special needs	Region
Hayward Area Recreation and Parks Department	Regional organization	Non-homeless special needs public facilities	Region
Community Initiatives	Non-profit organizations		
ECHO Housing	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Region
Ruby's Place	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Centro legal de la Raza	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Region
EDEN AREA YMCA	Non-profit organizations	Non-homeless special needs neighborhood improvements	Region
EAST BAY COMMUNITY RECOVERY PROJECT	Non-profit organizations	Homelessness Non-homeless special needs neighborhood improvements	

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Hayward	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public services	
Family Emergency Shelter Coalition (FESCO)	Non-profit organizations	Homelessness	Region
Family Violence Law Center	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
LEGAL ASSISTANCE FOR SENIORS	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Spectrum Community Services	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
COMMUNITY RESOURCES FOR INDEPENDENT LIVING	Non-profit organizations	Non-homeless special needs Rental public services	
Calico Center	Non-profit organizations	Non-homeless special needs public services	Region
Alameda County Community Food Bank	Non-profit organizations	Non-homeless special needs public services	Region
East Bay Agency for Children	Non-profit organizations	Non-homeless special needs public services	Region

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
EDEN INFORMATION AND REFERRAL	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Region
HORIZONS SERVICES	Non-profit organizations	Non-homeless special needs public services	Region
SAFE ALTERNATIVES TO VIOLENT ENVIRONMENTS (SAVE)	Non-profit organizations	Homelessness Non-homeless special needs public services	Region

Table 128 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			

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Supportive Services			
Life Skills			
Mental Health Counseling			
Transportation			
Other			

Table 129 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Sustainable Housing	2015	2019	Affordable Housing Homeless	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Affordable Housing Community Development - Homelessness Community Development - Permanent Support Housing	CDBG: $1,722,480 HOME: $1,200,000	Homeowner Housing Rehabilitated: 225 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Economic Development	2015	2019	Non-Housing Community Development	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Community Development - Economic Development	CDBG: $867,520	Jobs created/retained: 25 Jobs Businesses assisted: 135 Businesses Assisted Other: 1500 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Non-Homeless Special Needs	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Community Development - Public Services Community Development - Elderly Services Community Development - Youth Services Community Development - Family Education	CDBG: $789,000 General Fund: $2,250,000	Public service activities other than Low/Moderate Income Housing Benefit: 11000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homelessness Prevention	2015	2019	Homeless Non-Homeless Special Needs Homelessness Prevention	CT 4366.01 Jackson Triangle CT 4355 Burbank CT 4367 Santa Clara CT 4369 & CT 4362 Longwood-Winton Grove CT 4355 North Hayward CT 4354 Downtown CT 4375 & CT4377 Harder-Tennyson Tennyson - Tyrell	Affordable Housing Community Development - Public Services Community Development - Housing Preservation Community Development - Permanent Support Housing	CDBG: $500,000	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homelessness Prevention: 2000 Persons Assisted Other: 300 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Neighborhood Facilities	2015	2019	Non-Housing Community Development	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Community Development - Public Facilities	CDBG: $410,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 124000 Persons Assisted

Table 130 – Goals Summary

Goal Descriptions

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1	**Goal Name**	Sustainable Housing
	Goal Description	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.). For the time period of 2015-2019 the City of Hayward anticipates utilizing over $1.7million in CDBG funds to rehabilitate 225 homes, averaging 45 homes at cost of $344,000 per fiscal year.
2	**Goal Name**	Economic Development
	Goal Description	The City of Hayward intends to fund a number of Economic Development activities during the FY 2015-2015 period to a tune of $867,000 over 5 years. Programing includes providing funding options for property owners to make CDBG eligible infrastructure improvements that will help incoming businesses; providing business owners with development and expansion funding; and providing business technical assistance through the City's own Economic Development Small Business Assistance Program. Outside nonprofit organizations will provide job training as well as micro enterprise assistance.

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3	**Goal Name**	Non-Homeless Special Needs
	Goal Description	The City of Hayward anticipates utilizing roughly $789,000 in CDBG funds and $2.25 million in General Funds through the FY 2015-2019 time period for Non-Homeless Special Needs populations. It is estimated that 6,100 individuals will be assisted through the use of CDBG funds during the 2015-2019. The number of individuals who will be assisted through "Social Services" General Fund dollars will vary from year to year dependent upon the Council's priorities and the particular agencies and projects funded in each fiscal year. Categories include: 10. Crises Prevention and Intervention: immediate basic needs services, or other types of urgent services to low-income residents. Examples include but are not limited to food pantries, information and referral systems, and case management for vulnerable populations, legal services for immigrants, domestic violence and family emergency shelter operations. 11. Education and Youth Services: provide community or individual education or youth development. Examples include but are not limited to youth case management, after-school programs, adult literacy, and tutoring. This includes the city's in house Family Education Program which will service 2,200 low income adults in children each year. 12. Health and Wellness: support community and personal health and wellness. Examples include but are not limited to health-related case management, health-care occupational training, events that promote health and wellness, mental health counseling, and other therapeutic services. 13. Housing: support housing stability. Examples include but are not limited to rental assistance, fair housing services, legal services, landlord and tenant mediation, information workshops, rapid rehousing, homelessness prevention, street outreach, and shelter services. 14. Services for Seniors and People with Disabilities: provide services to seniors or people with disabilities. Examples include but are not limited to legal services, information workshops, support services, case management, job training, and therapeutic care.

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4	**Goal Name**	Homelessness Prevention
	Goal Description	The City of Hayward will fund a number of homelessness prevention activities through FY 2015-2019 utilizing $500,000 in CDBG funding during that time period. In addition to the direct funding of homelessness prevention, a number of the public service organizations that will be funded through CDBG and general funds include a homelessness prevention component. Abode Services will provide housing and outreach services to Hayward residents who are or were chronically homeless. These activities will directly support multiple City Council Priorities and improve the lives of low-income Hayward residents. Additionally, Abode Services will provide permanent supportive housing to a number of Hayward residents. These residents have been homeless for years or decades, and have significant barriers to housing stability, including physical and mental health conditions. AC Impact will place these individuals in stable housing and provide them with services, such as connections to health care and benefits, which will help them remain housed. 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 provides homelessness prevention services to roughly 400 families per year.
5	**Goal Name**	Neighborhood Facilities
	Goal Description	The City of Hayward anticipates providing approximately $410,000 in Neighborhood Facilities grants between 2015-2019. Examples of facilities upgrades include health and safety improvements to shelters, hospitals serving low-income clientele, ADA upgrades to park and other recreation locations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City is a member of the Everyone Home Consortium, and all affordable housing goals will be reached through this partnership.

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SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

Is the public housing agency designated as troubled under 24 CFR part 902?

Plan to remove the 'troubled' designation

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SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

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

The City has adopted and is implementing two laws intended to increase affordable housing: 1) The Inclusionary Housing Ordinance (IHO) which became effective January 1, 2004 and requires for-profit developers to provide 15% of units to be affordable to owner-occupants at or below 120% AMI, or to renters (divided equally) at or below 50% AMI and 6% AMI. With City Council approval, developers may provide units off-site or pay in-lieu fees; and 2) the Density Bonus Ordinance which provides a Density Bonus to developers in exchange for the development of affordable or senior housing units.

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.

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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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SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The vision of ending Homelessness in Hayward will be a driving force over the next year. Hayward does not provide direct service therefore it will continue to partner with the EveryOne Home Consortium.

The City of Hayward is in the process of reaching out to the various local organizations to educate, collaborate, and find a path to end homelessness in Hayward. The first step is to educate the community of the plans and programs that are currently adopted and used by the federal, state, and local governments. Identifying resources is key to developing strategies, goals, and measurable objectives in accomplishing this vision.

The second step is to develop a citywide planning team or task force made up of individuals representing the City, County, Faith Based Organizations, Homeless Network Providers, Nonprofits, Local Business Owners, Residents, and the Homeless that will collaborate using a fresh perspective, best methods, review of historic successes and failures, and systems changes. This planning group will take one year to review all the information relating to prevention, services, and housing; and develop ideas, potential programming, and networks. The full year will ensure that no outcomes are preselected without due diligence and gives group members time to explore alternative methodologies without pressure.

The third step will be to present a list of proposed outcomes. Each outcome will be defined by type of program, funding source, provider qualifications, location, implementation process, number of people that will no longer be homeless because of the program, and program sustainability. This presentation to Hayward City Council will bring the process full circle. At that time, Council will be requested to weigh in, make recommendations, and provide additional direction.

Addressing the emergency and transitional housing needs of homeless persons

Again, the City is not a direct provider and partners with EveryOne Home and outside providers.

There are four priorities that address homeless needs.

Priority 1: Maintain and improve the current capacity of the housing and shelter system, expand transitional and permanent supportive housing.

The needs analysis for this objective shows that homelessness continues to affect many very low-income families and individuals throughout Alameda County. The following objectives address the regional nature of homelessness by helping to maintain the quality of current shelters and through strategic cooperation with other jurisdictions. These objectives also describe the City's continuing support of programs and facilities that provide both emergency and transitional housing for homeless families.

Objective 1: In cooperation with other localities, the City will provide funds to rehabilitate emergency shelters and transitional housing as the need arises.

Objective 2: The City will support the efforts of the Continuum of Care to obtain funds to increase the stock of transitional housing and permanent supportive housing in Alameda County. Specific projects

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will be evaluated on a case-by-case basis in terms of program design and appropriateness of staffing to meet the needs of the population to be served.

Priority 2: Increase and expand activities designed to prevent those currently housed from becoming homeless.

The needs analysis for this objective shows that the high cost of housing in the Bay Area contributes to homelessness. The following objectives address this issue by helping very low-income households that have housing maintain their tenancy through a professional counseling and specific financial support.

Objective: The City will continue to fund activities that help families who currently have housing to not become homeless. Examples of such activities are ECHO's Rental Assistance Program and landlord-tenant counseling.

Priority 3: Maintain, improve and expand services for homeless individuals and families including integrated health care, employment services and other supportive services.

The needs analysis for this objective shows that helping the homeless requires special services beyond providing emergency, transitional, and permanent housing. The following objective addresses this need by supporting homeless services.

Objective: The City will work with interagency and interjurisdictional organizations to seek funds for homeless services and to encourage health care, job training and social services agencies to include the homeless in their provision of services.

Priority 4: Build on interjurisdictional cooperation and further coordination and improvement of the homeless "Continuum of Care" system.

The needs analysis for this priority shows that cooperation with other Alameda County jurisdictions helps leverage the limited resources available for homeless services. The following objective continues the City's participation in the Alameda County Continuum of Care - Everyone Home.

Objective: Continue participation in the Alameda County Continuum of Care Everyone Home.

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.

The City is partnering with Abode Services to provide Rapid Rehousing with Emergency Solutions funding.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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The City provides a funding process to provide public services which are designed to help families and individuals from becoming homeless. The City has limited resources of 15% of the CDBG funds to be used for public services.

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SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead-based paint used in residential applications presents a potential health risk. The Federal Government banned the use of lead-based paint in 1978. However, many homes built prior to the ban may still have surfaces finished with lead-based paint. Simply painting over lead-based paint will not necessarily mitigate the potential health impacts of this product. Per the Consortium's Housing Needs Assessment, Hayward has approximately 35,703 homes built prior to 1980, where Lead-based is most often found. This represents 76% of the total number of dwelling units in Hayward. The incidence of lead paint hazards in the County's older housing stock, which poses dangers for young children living in those dwellings, has been documented in the Consortium's Housing Needs Assessment.

Lead-based hazards are defined by HUD and the EPA as any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, frictional surfaces, or impact surfaces that would result in adverse human health effects. The most common source of lead poisoning is lead-based paint. Up until 1978, when it was outlawed, lead-based paint was used extensively due to its durability. However, since lead is a heavy metal, it continues to be a hazard long after the surface has been repainted time and time again. Woodwork, windows, doors, bathrooms and kitchens, exterior surfaces and the soil adjacent to the home often have concentrations of lead that continue to create a health hazard. Ingestion of lead-based paint is particularly hazardous to children under six years of age.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead-based hazards are defined by HUD and the EPA as any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, frictional surfaces, or impact surfaces that would result in adverse human health effects. The most common source of lead poisoning is lead-based paint. Up until 1978, when it was outlawed, lead-based paint was used extensively due to its durability. However, since lead is a heavy metal, it continues to be a hazard long after the surface has been repainted time and time again. Woodwork, windows, doors, bathrooms and kitchens, exterior surfaces and the soil adjacent to the home often have concentrations of lead that continue to create a health hazard. Ingestion of lead-based paint is particularly hazardous to children under six years of age.

How are the actions listed above integrated into housing policies and procedures?

As of September 15, 2000, joint HUD and EPA Lead-Based Paint regulations require that *all* properties acquired or rehabilitated with CDBG or HOME funds must have an assessment of lead-based paint risk and, funding between $5,000 and $25,000, have interim controls applied and, if over $25,000, have all lead-based paint hazards abated.

According to the Alameda County Lead Abatement Program, Hayward has approximately 34,700 pre-1978 housing units. In accordance with the HUD/EPA regulations, City property rehabilitation staff have been trained in inspection, project design and monitoring. The Minor Home Repair and Housing Conservation Loan Programs have been restructured to incorporate the regulations. City staff implements the regulations affecting property rehabilitation with CDBG funds. Almost all of the City's housing rehabilitation projects for conventional homes involve pre-1978 houses; however, assessments during the past four years rarely reveal the presence of lead hazards. When located these hazards are

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remediated, creating a safe housing stock for present and future Hayward. Most of the mobile homes in Hayward were built after 1978 so those rehabilitation projects are not affected.

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Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Because available federal and local resources are limited, the City cannot possibly implement an effective anti-poverty strategy on its own. Consequently, the City plans to continue to participate in joint efforts to promote economic development and job-creation activities for low-income persons and families. Such activities include partnerships with California State University, East Bay; Chabot College; Hayward Unified School District; Hayward Area Recreation and Park District; the State Employment Development Department - Hayward office, the Alameda County Economic Development Alliance for Business (EDAB); the Alameda County Workforce Investment Board (WIB) as well as local Community-Based Organizations (CBO's) and neighborhood groups. These partnerships 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 will be key to combating poverty. 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.

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SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City will monitor itself and its subrecipients utilizing approved procedures and policies in addition to systematic checklists to ensure all criteria, national objectives, and performance measurements are met. We will also follow the six steps outlined below:

1. Pre-award assessment, which includes methods to invite project proposals from subrecipients, assesses the quality of the projects and subrecipient capacity to carry them out, and make ultimate funding decisions.

2. Subrecipient agreements between the grantee and the subrecipient that specify types of products or services required, project timelines, documentation of results, and contract incentives or penalties.

3. Training and technical assistance provided to subrecipient agencies, including provision of orientation materials, training, and other special instruction to new subrecipients or those carrying out particularly large or complex projects; and delivery of timely assistance upon request, or upon identification of issues through monitoring.

4. Tracking program progress, including reporting against work plan objectives and targets, assessment of project performance and response to performance findings, and documentation and communication of results.

5. Monitoring strategies and procedures, including procedures for assessing risk; assessing the scope of monitoring (for example, financial, procurement, project progress, program income, benefit determinations to low and moderate income persons, and other issues of compliance with their agency agreement); and inspection of work products and the quality of reporting.

6. Follow-up procedures, including corrective action to handle detected violations of law and regulations, and effective action on the part of agency decision-makers to resolve continuing problems in subrecipient management.

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Expected Resources

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

Introduction

This section of the Action Plan identifies funding resources that will be utilized in FY 2015-2016 to address the City's community development priorities.

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	1,402,000	0	0	1,402,000	5,608,000	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 $5,600,000 will be available in entitlement and PI covering the period of FY 16-19

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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: $		
General Fund	public - local	Public Services	450,000	0	0	450,000	1,400,000	$450,000 of general funds will be utilized for non-homeless special needs, homelessness prevention and social/public services. A balance of $1,600,000 is anticipated to be utilized across FY 16-19
Other	public - state	Housing Public Services	0	0	0	0	0	The City of Hayward has applied for a competitive Emergency Solutions Grant through the State of California HCD. However it is not known at this time if the FY 15-16 grant will be awarded to the City of Hayward, and if any future grant monies will be available/awarded to the City of Hayward in FY 16-19.

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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: $		
Other	public - local	Public Services	700,000	0	0	700,000	2,800,000	Travel Training and other transportation related services for senior and people with disabilities. An additional $2,800,000 is anticipated from FY 16-19

Table 131 - 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

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.

The goal of EveryOne Home (formerly the Alameda County-Wide Homeless Continuum of Care Council) is to provide a coordinated and comprehensive system of housing and support services to prevent and reduce homelessness. Systems and programs that have traditionally provided services to homeless people, and to people at risk for homelessness, must be coordinated at every level to diagnose and intervene promptly and accurately.

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

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N/A

Discussion

The City also uses CDBG funds to support *housing-related* activities including housing counseling and fair housing services. Social service programs that address non housing-related needs may receive allocations from the above-described Social Services funding.

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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	Sustainable Housing	2015	2019	Affordable Housing Homeless	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Affordable Housing Community Development - Homelessness Community Development - Elderly Services Community Development - Permanent Support Housing	CDBG: $344,496	Homeowner Housing Rehabilitated: 45 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Economic Development	2015	2019	Non-Housing Community Development	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Community Development - Economic Development	CDBG: $173,504	Businesses assisted: 27 Businesses Assisted Other: 350 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Non-Homeless Special Needs	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Community Development - Public Services Community Development - Homelessness Community Development - Elderly Services Community Development - Youth Services Community Development - Family Education	CDBG: $157,864 General Fund: $450,000	Public service activities other than Low/Moderate Income Housing Benefit: 2200 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homelessness Prevention	2015	2019	Homeless Non-Homeless Special Needs Homelessness Prevention	CT 4366.01 Jackson Triangle CT 4355 Burbank CT 4367 Santa Clara CT 4369 & CT 4362 Longwood-Winton Grove CT 4355 North Hayward CT 4354 Downtown	Affordable Housing Community Development - Public Services Community Development - Homelessness Community Development - Permanent Support Housing	CDBG: $100,000	Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted Homelessness Prevention: 400 Persons Assisted Other: 25 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Neighborhood Facilities	2015	2019	Non-Housing Community Development	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Community Development - Public Facilities	CDBG: $82,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 24750 Persons Assisted

Table 132 – Goals Summary

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

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2	**Goal Name**	Economic Development
	Goal Description	During the FY 15-16 the City of Hayward anticipates supporting Economic Development activities in the amount of $173,504, including assisting 27 businesses, providing assistance and education in development of microenterprises, and job training to 50 individuals. Not included in this category, but nonetheless supporting economic opportunity, are programs that support adult literacy and legal services for immigrant populations.
3	**Goal Name**	Non-Homeless Special Needs
	Goal Description	The City of Hayward anticipates utilizing approximately $157,000 in CDBG funding and $450,000 of General Funds in FY 15-16 to provide a number of public services to low/mod income individuals and families. This will be accomplished by funding organizations that provide legal services for at risk seniors, domestic violence victims and recent immigrants, educational opportunities for residents of low income households through our literacy and homework support centers, food pantries and youth partnerships.
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. Anticipate assisting 400 households with homelessness prevention, 8 individuals to be rapidly rehoused and 58 individuals to receive homeless outreach services
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

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AP-35 Projects - 91.420, 91.220(d)

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.

#	Project Name
1	Abode Services
2	Eden Area YMCA
3	Hayward Public Library - Family Education Program
4	FACES for the Future
5	Business Incentive Program
6	East Bay Community Recovery Project
7	FY 2014-2015 CDBG Administration
8	Housing Rehabilitation Program
9	Community Child Care Council (4Cs)
10	Community Initiatives: Hayward Day Labor Center
11	Eden Council for Hope and Opportunity
12	Hayward Area Recreation and Park District
13	International Institute of the Bay Area
14	St. Rose Hospital Emergency Room Renovation

Table 133 – Project Information

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

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. 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

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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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AP-38 Project Summary

Project Summary Information

1	**Project Name**	Abode Services
	Target Area	CT 4366.01 Jackson Triangle CT 4355 Burbank 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 Homelessness Prevention
	Needs Addressed	Affordable Housing Community Development - Homelessness Community Development - Permanent Support Housing
	Funding	CDBG: $39,000
	Description	Homelessness Prevention/Public Services
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Outreach and housing services to 58 chronically homeless individuals, with 8 individuals receiving permanent supportive housing.
	Location Description	The majority of the activities will take place in the downtown area, but individuals from across Hayward are eligible to participate
	Planned Activities	Abode Services will provide housing and outreach services to 58 Hayward residents who are or were chronically homeless. These activities will directly support multiple City Council Priorities and improve the lives of low-income Hayward residents. Additionally, Abode Services will provide permanent supportive housing to 8 Hayward residents. These residents have been homeless for years or decades, and have significant barriers to housing stability, including physical and mental health conditions. AC Impact will place these individuals in stable housing and provide them with services, such as connections to health care and benefits, which will help them remain housed.

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2	**Project Name**	Eden Area YMCA
	Target Area	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Community Development - Public Facilities
	Funding	CDBG: $11,500
	Description	Neighborhood Facilities/ADA Accessibility
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	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
3	**Project Name**	Hayward Public Library - Family Education Program
	Target Area	CT 4366.01 Jackson Triangle CT 4355 Burbank 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

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	Needs Addressed	Community Development - Youth Services Community Development - Family Education
	Funding	CDBG: $147,864
	Description	Public Service - Education
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1220 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. 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.
4	**Project Name**	FACES for the Future
	Target Area	
	Goals Supported	Non-Homeless Special Needs
	Needs Addressed	Community Development - Economic Development Community Development - Youth Services
	Funding	CDBG: $17,500
	Description	Job Training
	Target Date	6/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	50 individuals
	Location Description	27200 Calaroga Ave, Hayward. The program eligibility will not be based upon residence location, but applicant need based. Program participants will come from across the City of Hayward.
	Planned Activities	Job training in the medical field to 50 at-risk high school students from across Hayward.
5	**Project Name**	Business Incentive Program
	Target Area	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Community Development - Economic Development
	Funding	CDBG: $102,004
	Description	Economic Development Business Incentive Program
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	10+ businesses will be assisted
	Location Description	Eligibility will be based upon applicants' information, rather than solely location based. However, the northern industrial park areas of Hayward, as well as the Downtown will be focused upon

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	Planned Activities	The Business Incentive Program activities will include: 1) providing funding options for property owners to make CDBG eligible infrastructure improvements that will help incoming businesses; 2) providing business owners with development and expansion funding; and 3) providing business technical assistance. The program will utilize $102,004 in FY 15 CDBG funds, as well as $300,000 of revolving loan fund PI
6	**Project Name**	East Bay Community Recovery Project
	Target Area	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Community Development - Public Facilities
	Funding	CDBG: $42,000
	Description	Neighborhood Facilities
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	250 Individuals
	Location Description	22971 Sutro Ave, Hayward, CA is the location of East Bay Community Recovery Project's Hayward location. However, individuals who will benefit from this facility improvement will come from across the Hayward Area

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	Planned Activities	Roof Replacement for East Bay Community Recovery Project location. Currently, the site houses services for Hayward residents including programming for mental health services for children and their families, case management and rapid housing for veterans at risk of homelessness funded through a grant from the US Veterans Administration, mental health services for youth (and their families) experiencing their first psychotic episode, mental health and addiction services for the criminal justice population, and holistic health services including HIV prevention and tobacco cessation.
7	**Project Name**	FY 2014-2015 CDBG Administration
	Target Area	
	Goals Supported	Sustainable Housing Economic Development Non-Homeless Special Needs Homelessness Prevention Neighborhood Facilities
	Needs Addressed	
	Funding	CDBG: $340,000
	Description	Administrative Costs
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	NA - Administration costs will support all the activities funded by CDBG entitlement in FY 15-16
	Location Description	777 B Street, Hayward, CA 94541
	Planned Activities	The general administration costs associated with the entirety of the FY 2015-2016 CDBG Program
8	**Project Name**	Housing Rehabilitation Program
	Target Area	
	Goals Supported	Sustainable Housing Homelessness Prevention
	Needs Addressed	Affordable Housing Community Development - Housing Preservation Community Development - Elderly Services
	Funding	CDBG: $344,496

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	Description	Rehabilitation - Single Residence
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	45 owner occupied homes 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.).
9	**Project Name**	Community Child Care Council (4Cs)
	Target Area	CT 4366.01 Jackson Triangle CT 4355 Burbank CT 4367 Santa Clara CT 4369 & CT 4362 Longwood-Winton Grove CT 4355 North Hayward CT 4379 Mission-Garin CT 4354 Downtown Tennyson - Tyrell
	Goals Supported	Economic Development
	Needs Addressed	Community Development - Economic Development
	Funding	CDBG: $27,000

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	Description	Micro Enterprise Assistance
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	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.
10	**Project Name**	Community Initiatives: Hayward Day Labor Center
	Target Area	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Community Development - Economic Development
	Funding	CDBG: $27,000
	Description	Microenterprise Assistance
	Target Date	6/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	300 individuals will receive information and training on establishing an microenterprise, job referral, etc.
	Location Description	Day Labor Center is located at 680 W Tennyson Rd, Hayward, CA. However a number of trainings will be taking place off site and educational outreach will be conducted in a number of locations across Hayward. Applicants for assistance will determined by need.
	Planned Activities	Day Labor Center will provide group trainings, educational resources and technical assistance to low income individuals seeking to develop their own microenterprise business
11	**Project Name**	Eden Council for Hope and Opportunity
	Target Area	CT 4366.01 Jackson Triangle CT 4355 Burbank 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 Non-Homeless Special Needs Homelessness Prevention
	Needs Addressed	Community Development - Public Services Community Development - Homelessness
	Funding	CDBG: $51,000
	Description	Fair Housing and Tenant-Landlord issues
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1000+ individuals incorporating 400+ households
	Location Description	All Hayward residents will be able to utilize ECHO's services regardless of geographical location

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	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.
12	**Project Name**	Hayward Area Recreation and Park District
	Target Area	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Community Development - Public Facilities
	Funding	CDBG: $11,500
	Description	Neighborhood Facilities/ADA accessibility
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	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 and pathway
13	**Project Name**	International Institute of the Bay Area

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	Target Area	CT 4366.01 Jackson Triangle CT 4355 Burbank 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	Community Development - Public Services
	Funding	CDBG: $10,000
	Description	Legal Services
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	200 individuals
	Location Description	Residents from across Hayward will utilize the services of IIBA
	Planned Activities	IIBA proposes to provide legal services for 60 individuals seeking to be reunited with their families, obtain work authorization, attain U.S. Citizenship, or apply for U Visa and VAWA relief. A legal staff of bilingual licensed attorneys and Board of Immigration Appeals accredited representatives will provide 180 individual consultations to Hayward residents, and educational presentations to 200 Hayward residents.
14	**Project Name**	St. Rose Hospital Emergency Room Renovation
	Target Area	CT 4366.01 Jackson Triangle CT 4355 Burbank 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

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	Needs Addressed	Community Development - Public Facilities
	Funding	CDBG: $17,000
	Description	ADA Accessibility upgrades
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	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	ADA accessibility and safety upgrades for St. Rose Emergency Room. St. Rose ER services a majority of low income individuals in the Hayward area

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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 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.

Geographic Distribution

Target Area	Percentage of Funds
CT 4366.01 Jackson Triangle	10
CT 4355 Burbank	10
CT 4367 Santa Clara	10
CT 4369 & CT 4362 Longwood-Winton Grove	10
CT 4355 North Hayward	20
CT 4379 Mission-Garin	10
CT 4354 Downtown	20
CT 4375 & CT4377 Harder-Tennyson	10
Tennyson - Tyrell	10

Table 134 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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.

Discussion

The City of Hayward ensures that all CDBG money is allocated to serve one of HUD's three national objectives. Areas of greatest need in Hayward are identified in the attached Map (HAYWARD - LOW INCOME CENSUS TRACTS) and the distribution of funds has historically been within or near these areas as shown in the next Map (HAYWARD - FUNDING DISTRIBUTIONS). Hayward distributes funds on an application based process, all recipients either are, or serve low to moderate income individuals.

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Affordable Housing

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

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 permanent supportive 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.

One Year Goals for the Number of Households to be Supported	
Homeless	58
Non-Homeless	45
Special-Needs	8
Total	111

Table 135 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	8
The Production of New Units	0
Rehab of Existing Units	45
Acquisition of Existing Units	0
Total	53

Table 136 - One Year Goals for Affordable Housing by Support Type

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 chronically homeless Hayward residents, as well as provide permanent supportive housing to number of chronically homeless.

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

There are no public housing units in the City of Hayward.

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

Introduction

In 2013, 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 4,264 homeless people in the county, a sixteen percent decline from the 2003 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.

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

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.

The City's move toward greater funding 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will allocate funds to support emergency shelters, supportive and transitional housing facilities, both through the use of CDBG and General Funds. Abode Services operates a Rapid Rehousing Program which is anticipated to house 8 chronically homeless individuals in permanent 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. The Family Emergency Shelter Coalition, also funding through the use of general funds, provides emergency shelter and support services for homeless families, without restrictions in regards to family configurations.

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

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

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permanent supportive housing to chronically homeless individuals and rapid rehousing to homeless 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.

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. International Institute of the Bay Area provides legal services to recent immigrants including matters of immigration, domestic violence and work visas. 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 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:

15. Prevent homelessness and other housing crises.
16. Increase housing opportunities for homeless and extremely low-income households.
17. Deliver flexible services to support stability and independence.
18. Measure success and report outcomes.
19. Develop long-term leadership and build political will.

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

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

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

By monitoring and addressing cost of land use and development fees, city ordinances, development approval permit process and design standard the City of Hayward is working towards removing barriers to affordable housing. A more in-depth breakdown of actions follows in the discussion below.

Discussion

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

The City has adopted and is implementing two laws intended to increase affordable housing: 1) The Inclusionary Housing Ordinance (IHO) which became effective January 1, 2004 and requires for-profit developers to provide 15% of units to be affordable to owner-occupants at or below 120% AMI, or to renters (divided equally) at or below 50% AMI and 6% AMI. With City Council approval, developers may provide units off-site or pay in-lieu fees; and 2) the Density Bonus Ordinance which provides a Density Bonus to developers in exchange for the development of affordable or senior housing units.

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

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

Introduction

The City of Hayward will be undertaking and funding a number of programs throughout FY 2015-2016 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 institutional 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 2015-2016, 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 endeavors 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 2015-2016. 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.

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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 2015-2016 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.

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Program Specific Requirements

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

Introduction

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.

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.	100.00%

Discussion

The City of Hayward receives minimal program income each year from CDBG funding projects. A generous estimate for FY 15-16 would be roughly $7,000. Programmed activities for FY 15-16 will rely solely upon the CDBG entitlement of $1.402 million anticipated.

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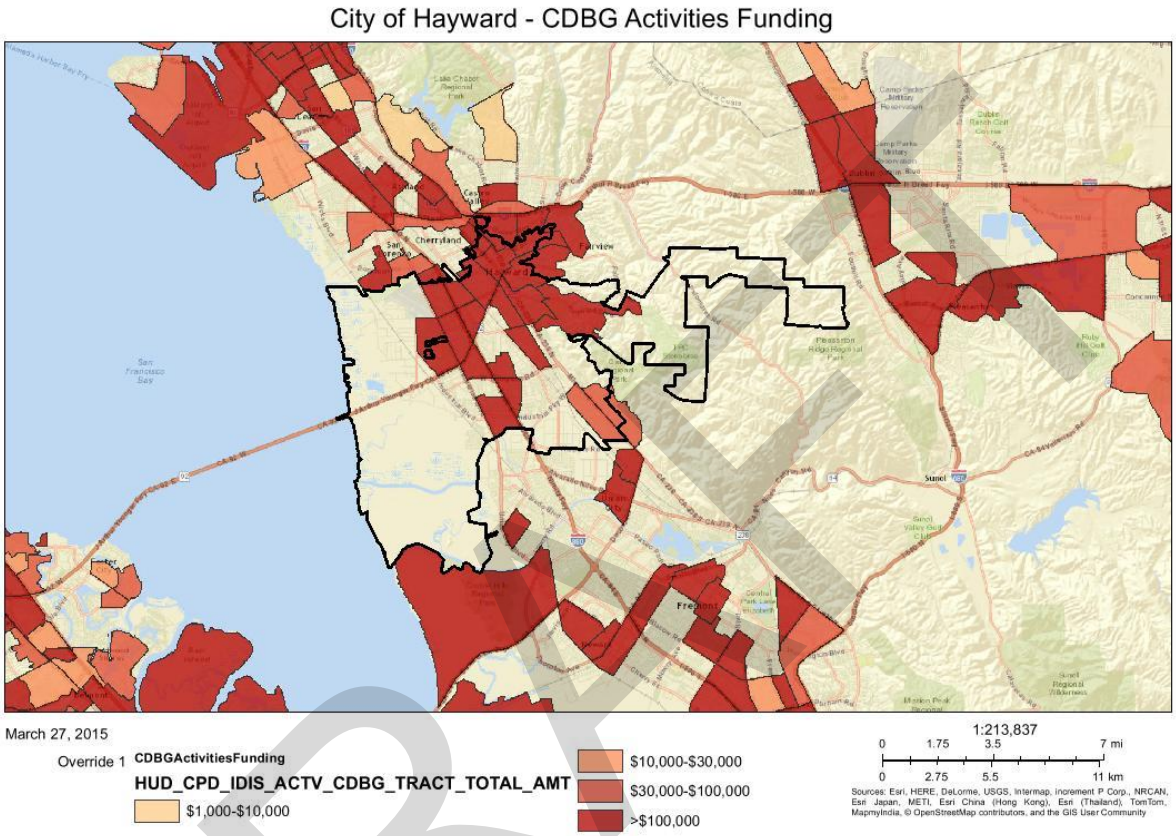
Grantee Unique Appendices



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Executive Summary

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

1. Introduction

The Consolidated Plan (Plan) for the City of Livermore was created through a coordinated effort that included input from a variety of citizens, community organizations and stakeholders. The City also included 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 to complete this document. Through this Consolidated Plan (Plan), Livermore is meeting the submission requirements for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) programs as well as identifying how these federal grant funds will address affordable housing, homelessness, poverty and other community issues and leverage other local funding sources from July 1, 2015 through June 30, 2019.

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. The City publically noticed this meeting through the Commissions public notification list that includes 35 public and private agencies that serve our community, the Livermore School District and Livermore Housing Authority.

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 2015/19 Consolidated Plan Goals and Priorities along with six guiding principles for all programs that receive funding from the City's Housing and Human Service Grant program. Based on public input through a variety of sources, these goals will support programs that provide families and individuals the opportunity to stabilize themselves and move to their individual goals of self-sufficiency and prosperity. This will include implementation of the following priorities that support existing, innovative, and new programs that meet the emerging needs in our community.

FY 2015/19 Consolidated Plan Goals and Priorities

1) Support and develop a continuum of housing resources that will increase access for low-income, seniors and disabled persons

- Provide affordable rehabilitation services to low income homeowners
- Increase and preserve affordable rental housing

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- Increase affordable homeownership opportunities
- Reduce housing discrimination and promote fair housing practices

2) Provide assistance to all persons or households who are on the verge of becoming homeless and those who are currently experiencing homelessness.

- Provide the appropriate level of housing intervention to meet the specific individual's or household's needs
- Provide supportive services to increase positive outcomes and maintain housing.

3) Support initiatives that increase a low income individual's ability to increase their household income.

- This can include a variety of supportive services including child care, workforce and job development and other innovative programs.

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 under-insured residents.

- Support the maintenance and expansion of services and programs aimed at wellness and preventative care services.

5) 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.

Guiding Principals

- Be culturally accessible, appropriate and inclusive.
- Encourage community engagement and involvement.
- Promote energy and resource efficiency.
- Encourage networking and information sharing across service providers.
- Encourage process streamlining.
- Consolidate service delivery.

3. Evaluation of past performance

In 2012, the City of Livermore, Pleasanton and Dublin completed an update on the analysis of the Human Service Needs in our region that was originally studied in 2003. Recent surveys and public outreach confirms that the findings of the 2012 Needs Assessment continue to be priorities in Livermore and our region. For example, The Summit on Homelessness that was completed in April of 2014 included a discussion of why people are experiencing homelessness. An additional survey conducted by Alameda County in each of the cities and completed by service providers and clients also confirm the same findings of the Needs Assessment and the Summit on Homelessness. Public comment obtained through the Housing Element update also confirms the information that was gathered during the Needs Assessment public process.

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Additionally, City's Human Services Commission continually evaluates Subrecipient project performance through quarterly progress reports submitted for all Housing and Human Services Grant-funded activities. City staff from the Housing and Human Services Division annually monitors Subrecipient agencies who are recipients of Housing and Human Services Grant (HHSG) funding. Staff reviews the agencies' programmatic and fiscal management and performance and this information is factored into the Human Service Commission's discussion of the implementation of the annual application process and the recommendations for project funding to the City Council.

4. Summary of citizen participation process and consultation process

The goals and priorities in the Plan were developed through a series of public hearings and outreach conducted by City and the Human Services Commission. 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. 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 also confirm the same findings of the Needs Assessment and the Summit on Homelessness.

Information from the City's Housing Element update are also included in this document. Outreach regarding the Housing Element included all public and non-profit agencies, the faith community, Hispanic Business Council. Information was also distributed through the City's Facebook, Twitter and Next Door accounts. When completed the Housing Element will have been discussed in two community meetings, two key stakeholder interviews along with public hearings at the Planning Commission and City Council.

The 2015-19 Plan goals were discussed at the Human Services Commission meeting on November 18, 2014 Notification of this meeting was publically noticed by the City and distributed to the Commissions public notification list that includes 35 public and private agencies that serve our community, the faith community, Livermore School District and Livermore Housing Authority.

A 30-day public review period on the draft FY 2015-2019 Consolidated Plan and 2015-2016 Action Plan was coordinated through Alameda County HOME Consortium from April 9 through May 9, 2015. The City of Livermore's notice of the 30-day review period and the City Council's April 27, 2015 public hearing date was noticed 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

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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.

A public hearing to consider Livermore's FY 2015-2019 Consolidated Plan and 2015-2016 Action Plan was held at the City Council's April 27, 2015 meeting.

5. Summary of public comments

A summary of the Housing Element public comments from two public meetings and two key interviews are included as an attachment to this Plan. The comments from the Housing Element update reflect and reinforce the information that was gathered during other public hearings and the Human Services Needs Assessment.

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 and Human Services Commission believes that the Plan goals for FY 2015-19 focus on low- and very low-income residents of Livermore and helping them to achieve self-sufficiency. The Plan's goals also provide sufficient flexibility to adapt to changes that may occur within our community during the next five years.

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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	LIVERMORE	
CDBG Administrator	LIVERMORE	Community and Economic Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 137– Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Jean Prasher

Human Services Manager

Community and Economic Development Department

1052 S. Livermore Avenue,

Livermore, California 94550

email:japrasher@cityoflivermore.net

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

1. Introduction

The 2015-19 Plan goals were discussed at the Human Services Commission meeting on November 18, 2014 Notification of this meeting was publically noticed by the City and distributed to the Commissions public notification list that includes 35 public and private agencies that serve our community, the faith community, Livermore School District and Livermore Housing Authority.

A 30-day public review period on the draft FY 2015-2019 Consolidated Plan and 2015-2016 Action Plan was coordinated through Alameda County HOME Consortium from April 10 through May 10, 2015. The City of Livermore's notice of the 30-day review period and the City Council's April 27, 2015 public hearing date was noticed 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.

A public hearing to consider Livermore's FY 2015-2019 Consolidated Plan and 2015-2016 Action Plan was held at the City Council's April 27, 2015 meeting.

The FY 2014-2015 Annual Action Plan for the City of Livermore was created through a coordinated effort that included input from a variety of citizens, community organizations, agencies, the Livermore Human Services Commission, the Livermore City Council, and other stakeholders. The goals and priorities of the City's five-year 2010-2014 Consolidated Plan, from which the City's annual FY 2014-2015 goals and objectives are established, were approved upon recommendation of the Human Services Commission to the Livermore City Council after a robust public participation and consultation process. In addition, the City of Livermore completed an update to the Human Services Needs Assessment for the Tri-Valley in 2011. The Needs Assessment update was prepared after a significant public input and participation process. The City's consultants spoke with over 750 people to determine the important needs of local low income residents. Outreach measures included administering a paper-based survey in English, Spanish, and Chinese to Tri-Valley residents identified as "hard to reach." The consultants also surveyed social service providers and their clients. Interviews were also conducted with key civic, community, and human service organization leadership. Finally, the consultants held community-wide meetings in the cities of Livermore, Pleasanton and Dublin to corroborate findings and seek recommendations for improving the Tri-Valley's human services delivery.

The FY14 HOME Consortium 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, provides 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.

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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)).

Information from the City's Housing Element update are also included in this document. Outreach regarding the Housing Element was included all public and non-profit agencies, the faith community, Hispanic Business Council. Information was also distributed through the City's Facebook, Twitter and Next Door accounts. When completed the Housing Element will have been discussed in two community meetings, two key stakeholder interviews along with public hearings at the Planning Commission and City Council.

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; Anthropos 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 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.

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

The goals and priorities in the Plan were developed through a series of public hearings and outreach conducted by City and the Human Services Commission. 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. 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,

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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 also confirm the same findings of the Needs Assessment and the Summit on 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, 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 in consultation with the broader EveryOne Home Leadership Board (Livermore is represented by the Human Services Manager) 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 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 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

Not Applicable

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

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Table 138– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Abode Services
	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 Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Abode was consulted during the Needs Assessment Outreach process. The agency also receives all public correspondence regarding public hearings before the Human Services Commission and City Council. Abode staff was a member of the panel for the Mayor's Summit on Homelessness.
2	**Agency/Group/Organization**	Axis Community Health
	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 Health Agency
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Medical and Behavioral health issues
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited Axis to public hearings with the Livermore Human Services Commission and City Council.
3	**Agency/Group/Organization**	Bay Area Community Services, Inc.
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Services-Employment

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	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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited BACS to public hearings with the Livermore Human Services Commission and City Council.
4	**Agency/Group/Organization**	Calico Center
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims Child Welfare Agency
	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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited CALICO to public hearings with the Livermore Human Services Commission and City Council.
5	**Agency/Group/Organization**	City of Livermore
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Livermore is the CDBG grantee.
6	**Agency/Group/Organization**	Community Resources for Independent Living
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited CRIL to public hearings with the Livermore Human Services Commission and City Council.

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7	**Agency/Group/Organization**	Easter Seals Bay Area
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities
	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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited Easter Seals to public hearings with the Livermore Human Services Commission and City Council.
8	**Agency/Group/Organization**	EDEN COUNCIL FOR HOPE AND OPPORTUNITY (ECHO)
	Agency/Group/Organization Type	Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children 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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayors Summit on Homelessness. The City also invited ECHO to public hearings with the Livermore Human Services Commission and City Council.
9	**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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayors Summit on Homelessness. The City also invited LAS to public hearings with the Livermore Human Services Commission and City Council.
10	**Agency/Group/Organization**	Livermore Area Recreation and Park District (LARPD)
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayors Summit on Homelessness. The City also invited LARPD to public hearings with the Livermore Human Services Commission and City Council.
11	**Agency/Group/Organization**	City of Livermore Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted the agency for the Needs Assessment Public Outreach process. The City also invited LHA to public hearings with the Livermore Human Services Commission and City Council.
12	**Agency/Group/Organization**	Livermore School District
	Agency/Group/Organization Type	Services-Children Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayors Summit on Homelessness. The City also invited the School District to public hearings with the Livermore Human Services Commission and City Council.
13	**Agency/Group/Organization**	Alameda County HCD
	Agency/Group/Organization Type	Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited Alameda County to public hearings with the Livermore Human Services Commission and City Council.

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14	**Agency/Group/Organization**	OPEN HEART KITCHEN
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth 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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayors Summit on Homelessness. The City also invited Open Heart to public hearings with the Livermore Human Services Commission and City Council.
15	**Agency/Group/Organization**	Senior Support Program of the Tri Valley
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited Senior Support to public hearings with the Livermore Human Services Commission and City Council.
16	**Agency/Group/Organization**	Spectrum Community Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health
	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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor’s Summit on Homelessness. The City also invited Spectrum to public hearings with the Livermore Human Services Commission and City Council.
17	**Agency/Group/Organization**	TRI-CITY HEALTH CENTER
	Agency/Group/Organization Type	Services-Children Services-Persons with HIV/AIDS Services-homeless Health Agency

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	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited Tri-City Health to public hearings with the Livermore Human Services Commission and City Council.
18	**Agency/Group/Organization**	Tri-Valley Haven for Women
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children 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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited Tri-Valley Haven to public hearings with the Livermore Human Services Commission and City Council.
19	**Agency/Group/Organization**	TWIN VALLEY LEARNING CENTER
	Agency/Group/Organization Type	Services-Children Services-Education
	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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited Twin Valley to public hearings with the Livermore Human Services Commission and City Council.
20	**Agency/Group/Organization**	Child Care Links
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited Child Care Links to public hearings with the Livermore Human Services Commission and City Council.
21	**Agency/Group/Organization**	City of Livermore Human Services Commission
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City invited the Commission to participate in the Needs Assessment Public Outreach process and the Mayors Summit on Homelessness. The City also invited the Human Services Commission to City Council public hearings.
22	**Agency/Group/Organization**	Livermore Homeless Refuge
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Abode was consulted during the Needs Assessment Outreach process. The agency also receives all public correspondence regarding public hearings before the Human Services Commission and City Council. The Homeless Refuge President was a member of the panel for the Mayor's Summit on Homelessness.
23	**Agency/Group/Organization**	EDEN INFORMATION AND REFERRAL
	Agency/Group/Organization Type	2-1-1 operator
	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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited Eden I&R to public hearings with the Livermore Human Services Commission and City Council.
24	**Agency/Group/Organization**	YMCA of the East Bay
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education

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	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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited the YMCA to public hearings with the Livermore Human Services Commission and City Council.
25	**Agency/Group/Organization**	LAW CENTER FOR FAMILIES
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Service-Fair Housing
	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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayors Summit on Homelessness. The City also invited Law Center to public hearings with the Livermore Human Services Commission and City Council.
26	**Agency/Group/Organization**	KIDANGO
	Agency/Group/Organization Type	Services-Children
	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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited Kidango to public hearings with the Livermore Human Services Commission and City Council.
27	**Agency/Group/Organization**	COMMUNITY ASSOCIATION FOR PRESCHOOL EDUCATION (CAPE)
	Agency/Group/Organization Type	Services-Children Head Start and Early Head Start
	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?	The City consulted the agency for the Needs Assessment Public Outreach process and the Mayor's Summit on Homelessness. The City also invited CAPE to public hearings with the Livermore Human Services Commission and City Council.

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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	Alameda County Housing and Community Development Agency	The City's goals also provide for housing and services for all income levels including homeless, persons with mental health issues and all special need populations.

Table 139– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Because many of the same concerns and issues of affect both cities, the Consolidated Plan goals and 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 information gathered through the public hearing process, the Commission's also utilized the findings of the 2012 Human Services Needs Assessment that was completed jointly between the cities of Livermore, Pleasanton and Dublin.

Additional outreach was obtained through a county-wide survey that was coordinated through Alameda County Housing and Community Development agency.

Narrative

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PR-15 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 Consolidated Plan (Plan) for the City of Livermore 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.

The goals and priorities in the Plan were developed through a series of public hearings and outreach conducted by City and the Human Services Commission. 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. 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 also confirm the same findings of the Needs Assessment and the Summit on Homelessness.

Information from the City's Housing Element update are also included in this document. Outreach regarding the Housing Element was included all public and non-profit agencies, the faith community, Hispanic Business Council. Information was also distributed through the City's Facebook, Twitter and Next Door accounts. When completed the Housing Element will have been discussed in two community meetings, two key stakeholder interviews along with public hearings at the Planning Commission and City Council.

The 2015-19 Plan goals were discussed at the Human Services Commission meeting on November 18, 2014 Notification of this meeting was publically noticed by the City and distributed to the Commissions public notification list that includes 35 public and private agencies that serve our community, the faith community, Livermore School District and Livermore Housing Authority.

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A 30-day public review period on the draft FY 2015-2019 Consolidated Plan and 2015-2016 Action Plan was coordinated through Alameda County HOME Consortium from April 9 through May 9, 2015. The City of Livermore's notice of the 30-day review period and the City Council's April 27, 2015 public hearing date was noticed 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.

A public hearing to consider Livermore's FY 2015-2019 Consolidated Plan and 2015-2016 Action Plan was held at the Council's April 27, 2015 meeting.

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 - one person attended meeting.	Commissioner and public asked	All comments were accepted	

Table 140– Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

In collaboration with the neighboring cities of Pleasanton and Dublin, Livermore completed an update to the Human Services Needs Assessment for the Tri-Valley in 2011. The Needs Assessment update was prepared after a 4-month outreach and public participation process that focused on needs of Tri-Valley residents by identifying the strengths and gaps in the service delivery system.

The City's consultants began by analyzing Alameda County Social Services data and the Healthy Kids Survey. They also spoke with over 750 people to determine the important needs of local low-income residents. Outreach measures included administering a paper-based survey in English, Spanish, and Chinese to Tri-Valley residents identified as "hard to reach" by interviewing them at bus stops, laundromats and at the Livermore Multi-Services Center. The consultants also surveyed social service providers and completed focus groups with their clients. To complete the work, the consultants conducted key informant interviews with civic, community, and human service organization leadership, and held community-wide meetings in the cities of Livermore, Pleasanton and Dublin to corroborate findings and seek recommendations for improving the Tri-Valley's human services delivery. The consultants incorporated public comment from these meetings 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 Housing and Community Development Agency 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 update are also included in this document. Outreach regarding the Housing Element was included all public and non-profit agencies, the faith community, Hispanic Business Council. Staff also distributed information through the City's Facebook, Twitter and Next Door accounts. When completed the Housing Element will have been discussed in two community meetings, two key stakeholder interviews along with public hearings at the Planning Commission and City Council.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City found after conducting several survey's that there was a need for additional public facilities in the following areas:

Health care and behavioral health care

The only federally qualified community clinic in Livermore and the Tri-Valley region is Axis Community Health. Axis is experiencing a sharp rise in the need for services and registers over 200 new patients seeking care each month. Recent changes in health care laws in conjunction with Medi-Cal eligibility mean that more Livermore residents are eligible for Medi-Cal coverage. In addition, many residents cannot afford to purchase private health care coverage, even when offered by their employers, while others have no access to employer-provided coverage.

Ensuring access to health care for our most vulnerable residents benefits the entire community. Research shows that primary care decreases complications from chronic diseases; increases immunization rates, and reduces rates of obesity and diabetes. It also decreases uncompensated emergency room visits, reducing public health costs.

Livermore and the Tri-Valley region have an image of wealth and if there are any problems in the family, they can afford to obtain assistance. As a result, providers and stakeholders throughout Livermore reported that behavioral health is one of the greatest social concerns in our region. The survey participants described a lack of facilities and services for mental health coupled with the stigma of requesting help.

Centers for homeless and persons in need

As a result of increasing market rents and lack of access to living wage employment, the number of persons experiencing homelessness in Livermore is continuing to grow and be a recognized issue in the community. The most widely recognized gap in homeless services has to do with the shortage of services for single men. A recommendation from the Mayor's Homeless Summit was to create a place for a co-location of services for homeless individuals that could include laundry, mailboxes, additional programmatic supports as well as an opportunity to provide a coordinated entry into the service delivery system. These types of resources could help to stabilize homeless individuals. Outreach workers at these centers could support engagement with chronically homeless.

How were these needs determined?

The Tri-Valley Human Services Needs Assessment identified the need for additional facilities to provide health care and mental health services. The survey conducted by Alameda County also acknowledged this gap in facilities. An analysis of the demographic data shows this trend will continue due to the region's changing demographics, including population growth and increased poverty rates. According to the 2010 U.S. Census, Livermore's population increased more than 10% since 2000, growing to 80,968. Meanwhile, the Tri-Valley Human Services Needs Assessment report finds the number of residents in need of general assistance more than doubled since 2003.

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The three homeless shelter service providers assist hundreds of East County homeless each year.

- The Livermore Homeless Refuge serves 25 to 30 persons experiencing homeless each night they are open. They are the only place for single men to obtain services in the Tri-Valley.

- Tri-Valley Haven's 16-bed homeless shelter, Sojourner House, provided housing to 97 persons from 32 families in FY 2013-2014.

- Shepherd Gate's homeless shelters that can accommodate up to 70 women and children and has an extensive wait list.

The City recently contracted with Abode Services to establish a Homeless Street Outreach Team that engages chronically homeless persons in a variety of encampments that are located in various areas throughout the City. Since beginning their work in July of 2014, the team has interacted and provided assistant to over 110 persons experiencing homelessness.

Describe the jurisdiction's need for Public Improvements:

The sidewalks and streets within the City's main target areas remain a focus for rehabilitation. As described in the City's two previous Consolidated Plans, the target areas also the census tracts contain the lowest income and most ethnically diverse households within our community. Located in census tracts Census Tracts 45140.04, 4514.01, 4514.02 and 4515.03 (qualify as low/moderate income census tracts as defined by HUD) the neighborhoods are located in the center of Livermore and boarded by Murrieta Avenue, Railroad Avenue, Old First Street, Junction Avenue and Portola Avenue. By repairing and upgrading these areas, it will increase the ability of families to safely walk their children to school as well as obtain other basic services.

How were these needs determined?

The City identified the need for safer streets and sidewalks in two surveys. Recently, the two schools that serve the neighborhoods that encompass the City's target areas completed a Safe Routes to School Walk Audit in conjunction with Alameda County and the City of Livermore. This survey identified multiple sidewalks that are in need of repair along and made additional suggestions to increase safety. The survey completed by Alameda County Housing and Community Development Agency also noted the same findings as the Walk Audit. Because the City of Livermore receives a relatively small CDBG entitlement, the City will utilize outside resources provided by Alameda County and other sources to meet the needs identified in this category

Describe the jurisdiction's need for Public Services:

The primary need in Livermore is for additional public services. The supply has not kept pace with the growing demand; nearly every service provider interviewed for the Human Services Needs Assessment reported budget contractions in recent years. A total of 95% of respondents stated that they would need more money to provide the most critical services that include mental health care, transportation, substance abuse services, food and homeless services.

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Furthermore, the Needs Assessment stated that service recipients and providers reported that the problems that there were not enough services available to meet the demand. Stakeholders described long waiting lists for affordable housing; subsidized child care and after school care; daytime activities for the developmentally disabled; and behavioral and specialty physical health care.

"While the population of Eastern Alameda County has grown and there are greater demands for human services, the area remains geographically isolated relative to other cities within Alameda County. Stakeholders described the Tri-Valley as the County's "stepchild" and perceive that some providers outside the area are not aware of the issues and challenges faced by residents, or even that the cities of Dublin, Livermore and Pleasanton are located within Alameda County. Other stakeholders report that on a per-capita basis, the Tri-Valley receives fewer resources than other areas within the County. At the same time, the Tri-Valley area is more geographically dispersed. Many critical services are located outside the Tri-Valley, including specialty medical and behavioral health care. As a result, transportation cost and duration is one of the most significant barriers to receiving services. Other services, such as hot meals, are provided at a different location each day of the week to accommodate the geographic dispersal. These transportation-related barriers disproportionately affect the elderly, persons with disabilities and families with young children." Eastern Alameda County 2011 Human Services Needs Assessment Findings Report, page 8

How were these needs determined?

The findings for additional service needs were provided by the Human Services Needs Assessment. The City's consultants began by analyzing Alameda County Social Services data and the Healthy Kids Survey. They also spoke with over 750 people to determine the important needs of local low-income residents. Outreach measures included administering a paper-based survey in English, Spanish, and Chinese to Tri-Valley residents identified as "hard to reach" by interviewing them at bus stops, laundromats and at the Livermore Multi-Services Center. The consultants also surveyed social service providers and completed focus groups with their clients. To complete the work, the consultants conducted key informant interviews with civic, community, and human service organization leadership, and held community-wide meetings in the cities of Livermore, Pleasanton and Dublin to corroborate findings and seek recommendations for improving the Tri-Valley's human services delivery. The consultants incorporated public comment from these meetings into the final Needs Assessment document.

The survey completed by Alameda County Housing and Community Development Agency also noted the same findings as the Needs Assessment.

Based on the needs analysis above, describe the State's needs in Colonias

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Livermore has demonstrated a strong commitment to the development and funding of a comprehensive Housing and Human Services Program. This program goal is to ensure that housing and social services meet the needs of a variety of income levels and household types, and are provided fairly and equitably 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 eastern Alameda County, San Ramon and Danville in Contra Costa County, government agencies and non-profits in order to continue to produce and maintain housing that is affordable for all household types and income groups.

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MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	619	15	2	0	-2
Arts, Entertainment, Accommodations	4,024	3,065	11	11	0
Construction	2,395	3,573	6	13	7
Education and Health Care Services	4,639	2,597	12	10	-2
Finance, Insurance, and Real Estate	2,281	980	6	4	-2
Information	1,421	2,143	4	8	4
Manufacturing	4,246	3,442	11	13	2
Other Services	1,657	1,062	4	4	0
Professional, Scientific, Management Services	7,559	2,144	20	8	-12
Public Administration	0	0	0	0	0
Retail Trade	4,736	3,339	13	12	-1
Transportation and Warehousing	1,138	1,097	3	4	1
Wholesale Trade	2,448	3,434	7	13	6
Total	37,163	26,891	--	--	--

Table 141 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	43,853
Civilian Employed Population 16 years and over	40,771
Unemployment Rate	7.03
Unemployment Rate for Ages 16-24	17.19
Unemployment Rate for Ages 25-65	5.09

Table 142 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	13,524

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Occupations by Sector	Number of People
Farming, fisheries and forestry occupations	1,267
Service	3,403
Sales and office	9,588
Construction, extraction, maintenance and repair	3,231
Production, transportation and material moving	2,054

Table 143 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	22,048	58%
30-59 Minutes	11,519	30%
60 or More Minutes	4,597	12%
Total	***38,164***	***100%***

Table 144 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,147	184	948
High school graduate (includes equivalency)	6,322	483	1,713
Some college or Associate's degree	12,272	917	2,968
Bachelor's degree or higher	14,168	713	2,268

Table 145 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	27	311	729	578	459
9th to 12th grade, no diploma	666	612	509	540	504
High school graduate, GED, or alternative	1,442	1,902	2,162	4,454	1,928
Some college, no degree	2,908	2,081	2,998	6,274	2,243
Associate's degree	492	917	1,218	2,669	592

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	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Bachelor's degree	681	2,604	3,439	5,743	1,241
Graduate or professional degree	18	671	1,694	2,998	1,194

Table 146 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,951
High school graduate (includes equivalency)	40,627
Some college or Associate's degree	51,293
Bachelor's degree	72,374
Graduate or professional degree	103,633

Table 147 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

1. Professional, scientific, and management
2. Educational services, and health care/social assistance
3. Manufacturing
4. Retail trade
5. Arts, entertainment, recreation, accommodations, food service
6. Construction
7. Finance, insurance, real estate
8. Other services, except public administration
9. Public administration
10. Transportation, warehousing, utilities

Describe the workforce and infrastructure needs of the business community:

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Staff of the City's Economic Development Division, noted that the business community has identified multiple challenges. The business community stated that there is a lack of frequent, affordable and reliable transit networks connecting commercial, government and residential center. Unfortunately, transportation networks between Eastern Alameda County and other population centers are not well coordinated. Businesses also identified the need to improved and expanded citywide data capabilities and broadband infrastructure as well as continued promotion of Livermore as a destination for shopping and entertainment.

To accommodate the new businesses identified in the next question, the city is also expanding infrastructure improvements throughout the business parks that are located in the far eastern and western portions of Livermore. The City will complete further storm drainage, street and sanitary sewer as well as other infrastructure improvements by the time the expansion of the BART line to Livermore is completed in 2024.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Throughout the period covered by the Consolidated Plan, the City will continue to expand the number and of businesses throughout the community. As of the publication of the 2015-2019 Consolidated Plan, the following developments are occurring in Livermore.

Expansion of Premium Outlet Malls – In 2012, a120 premium factory outlet mall opened in Livermore. The mall is currently undergoing an expansion that will increase the number of stores by one-third and includes an additional strip center across to the street.

IGATE - Founded in 2010 by the City of Livermore, Lawrence Livermore National Laboratory, and Sandia National Laboratories' California. IGate is a business incubator to support the development of groundbreaking technologies

The infrastructure improvements discussed in the previous question will support the following expansions.

The City is constructing 1.2 million square feet of warehouse space. A tenant will include Gillig the top manufacturer of buses in the United States. It is expected that Gillig will bring over 150 new skilled labor jobs to Livermore.

The Livermore Airport is in the top ten of municipal non-commercial airports in the state. The City has recently completed a new administration building that includes an additional 25,000 square feet of corporate jet hangers.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

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The Human Services Needs Assessment identified through stakeholder interviews the need for adult education and vocational skills development at all skill levels, but particularly for those with low educational attainment levels.

Although Livermore and the Tri-Valley have several workforce development options identified in the next answer for a person to obtain training, most individualized workforce development programs used by residents are located outside this region of Alameda County. For example, the One Stop Center operated by the Private Industry Council, is located in downtown Oakland, requiring person to have a car or transit fare to obtain services.

There are two notable gaps in available workforce development opportunities. There is insufficient child care to support low income families. This disproportionately impacts low income workers and job seekers. The Needs Assessment stakeholders also reported that there are few local job development opportunities for immigrants, youth and youth with disabilities transitioning to adulthood.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In addition to job fairs hosted by the City's Economic Development Division, the following local workforce development programs are available for low income and unemployed persons:

- Temporary Assistance for Needy Families (TANF) and CalWORKS programs through Las Positas College and Alameda County's Social Service Agency are located in Livermore.
- The Tri-Valley One-Stop Career Center, a program of California State Employment Development Department (EDD), is located in Dublin and provides job search assistance. This organization will begin providing informational workshops and classes at the Multi-Service Center in 2015-2016.
- Livermore Adult Education, Amador Valley Adult and Community Education, in Pleasanton, and Dublin Community Education Center offer adult education classes and vocational training.
- Tri-Valley Regional Occupation Program, in Livermore, provides vocational, technical and occupational education for high school and adult students.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan for the 2015-2019 Consolidated Plan takes into account the recent surveys that were complete by the City of Livermore. We have also incorporated information gathered in public meetings to discuss the Human Services Needs Assessment, Housing Element, Mayor's Summit on Homelessness and other public hearings held by the Livermore City Council and Human Services Commission.

The goals and priority needs identified in this section support programs that provide families and individuals the opportunity to stabilize themselves and move to their individual goals of self-sufficiency. The goal of our service delivery system should be to determine the correct amount and type of services that a family or individual will require to achieve stability and avoid housing instability in the future. The City's goal is to fund program that allow our partners to effectively complete this work without additional barriers to obtaining assistance.

The activities and program supported under this plan will include the following guiding principles.

- Be culturally accessible, appropriate and inclusive
- Encourage community engagement and involvement
- Promote energy and resource efficiency
- Encourage networking and information sharing across service providers
- Encourage process streamlining
- Consolidate service delivery

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SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 148 - Geographic Priority Areas

1	**Area Name:**	City-wide
	Area Type:	Other
	Other Target Area Description:	Other
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This is the geographic boundaries of the City of Livermore
	Include specific housing and commercial characteristics of this target area.	Because this is city-wide, the housing and commercial characteristics are described throughout this document.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	During all discussions with the community in the Needs Assessment, Housing Element and jurisdictional survey by Alameda County, all participants stated that low income persons are dispersed throughout Livermore.
	Identify the needs in this target area.	Because this is city-wide, the needs described throughout this document.
	What are the opportunities for improvement in this target area?	Because this is city-wide, the opportunities for improvement are described throughout this document.
	Are there barriers to improvement in this target area?	Because this is city-wide, the barriers are described throughout this document.

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

CDBG public service and capital funds will be distributed throughout the City of Livermore, thus the majority of funding through the City's Housing and Human Services Grant Program is distributed city-wide. However, certain projects receiving funding have main offices in other cities (such as Dublin, Pleasanton, Walnut Creek, Fremont, Oakland, and Hayward), or services may be provided in other jurisdictions, such as the adjacent cities of Pleasanton and Dublin, where the agencies funded serve Livermore residents as part of services provided within the greater Tri-Valley area. All funded activities are targeted to serve eligible households that reside solely within the City of Livermore. The City anticipates that there will be funded activities that will target eligible low/moderate income census tracts as defined by HUD.

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Previously, low income and minority populations were dispersed throughout the City. However, in recent years there have been demographic shifts and Census Tracts 45140.04, 4514.01, 4514.02 and 4515.03 qualify as low/moderate income census tracts as defined by HUD (more than 31% of the households in the census tracts are low/moderate income). Many of the households that participate in the City's owner rehabilitation program are located in these low-income census tracts.

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SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 149 – Priority Needs Summary

1	**Priority Need Name**	Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	Other
	Associated Goals	Affordable Housing Resources Homeless and Homeless Diversion
	Description	Support and develop a continuum of housing resources that will increase access for low-income, seniors and disabled persons
	Basis for Relative Priority	As described throughout this document, the Human Services Needs Assessment, the Livermore Housing Element and the Mayor's Summit on Homelessness each identified that affordable housing is one of Eastern Alameda County's most critical human service needs.
2	**Priority Need Name**	Homeless Prevention and housing existing homeless
	Priority Level	High

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	Population	Extremely Low Large Families Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	Other
	Associated Goals	Homeless and Homeless Diversion
	Description	Provide assistance to all persons or households who are on the verge of becoming homeless and those who are currently experiencing homelessness
	Basis for Relative Priority	As described throughout this document, the number of persons experiencing homelessness is on the rise in Livermore. The key findings from the Needs Assessment are as follows. • Human service providers report an increase in Tri-Valley individuals and families seeking homeless and homeless prevention services. • There are no year-round facilities that serve single men in Eastern Alameda County. • Homeless families are disrupted due to a shortage of homeless family shelters that accept fathers and teenage sons. • Recently homeless families and individuals have experienced stigma and lack of knowledge about available services and supports. • The homeless and other indigent residents face long waiting lists for healthcare services and disproportionately use emergency medical services.
3	**Priority Need Name**	Need for additional public services
	Priority Level	High

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	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Other
	Associated Goals	Access to Health Services Public Services
	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
	Basis for Relative Priority	As described throughout this document, there is a need for additional public services. The key findings from the Needs Assessment are as follows. The primary need in Livermore is for additional public services. The supply has not kept pace with the growing demand; nearly every service provider interviewed for the Human Services Needs Assessment reported budget contractions in recent years. A total of 95% of respondents stated that they would need more money to provide the most critical services that include mental health care, transportation, substance abuse services, food and homeless services. Furthermore, the Needs Assessment stated that service recipients and providers reported that the problems that there were not enough services available to meet the demand. Stakeholders described long waiting lists for affordable housing; subsidized child care and after school care; daytime activities for the developmentally disabled; and behavioral and specialty physical health care.

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SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 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 $ 52,000 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 (HHSG) 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 HHSG 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.

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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	340,149	55,000	35,000	430,149	1,608,000	The City anticipates receiving $350,000 of CDBG allocation each year of the Consolidated Plan and an additional $52,000 of program income.

Table 150 - Anticipated Resources

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.

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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 state that may be used to address the needs identified in the plan

389 McLeod Street – By the end of FY 2014-2015 this site adjacent to the downtown will be fully rehabilitated. The five studio apartments will be affordable to Very Low Income (50%AMI) persons. Several persons experiencing homelessness in Livermore and are clients of the AC Impact program will receive housing in this development.

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. The City has entered into an Exclusive Negotiating Rights Agreement with Eden Housing, a nonprofit housing developer, to develop the site into an affordable housing project.

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

242 North N Street & 1763 Chestnut Street – These sites have been dedicated 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 parcel was deeded to the City in October 2006, and along with the adjacent property at 241 North M Street, will be used to develop an affordable housing project for persons with disabilities. The 1763 Chestnut site will be assembled 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, was engaged to develop the site into an affordable multifamily rental project.

2121 Railroad Avenue – The property was acquired in May 2009 through an advance of the City's Housing Trust Fund to the Redevelopment Agency. In February 2010 the City entered into an Exclusive Negotiating Rights Agreement with Eden Housing, a nonprofit housing developer, to develop this site and the site adjacent into an affordable housing project.

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2139 Railroad Avenue– The property was acquired by the RDA through a loan of City Housing Trust funds in June 2009. The City entered into an Exclusive Negotiating Rights Agreement with Eden Housing, a nonprofit housing developer in February 2010, to develop this site and the site adjacent into a mixed-use affordable housing project targeted to seniors.

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.

Discussion

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SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Livermore	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
City of Livermore Housing Authority	PHA	Public Housing	Jurisdiction
ABODE SERVICES	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
EAST BAY INNOVATIONS	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
GRID ALTERNATIVES	Non-profit organizations	public services	Jurisdiction
Spectrum Community Services	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Tri-City Health Center	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Axis Community Health	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Community Resources for Independent Living	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
LAW CENTER FOR FAMILIES	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
LEGAL ASSISTANCE FOR SENIORS	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
KIDANGO	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
EveryOne Home	Continuum of care	Homelessness public services	Jurisdiction
ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT	Government	Homelessness Non-homeless special needs Planning Rental public facilities public services	Region
Easter Seals Bay Area	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Livermore School District	Public institution	Non-homeless special needs public services	Jurisdiction
COMMUNITY ASSOCIATION FOR PRESCHOOL EDUCATION (CAPE)	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
CALICO Center	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Senior Support Program of the Tri Valley	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
ECHO Housing	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
Tri-Valley Haven for Women	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
OPEN HEART KITCHEN	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
YMCA of the East Bay		Non-homeless special needs public services	Jurisdiction
Neighborhood Solutions	Private Industry	Non-homeless special needs public services	Jurisdiction
TWIN VALLEY LEARNING CENTER	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Livermore Homeless Refuge	Community/Faith-based organization	Homelessness public services	Jurisdiction
Shepherd's Gate	Community/Faith-based organization	Homelessness public services	Jurisdiction
EDEN INFORMATION AND REFERRAL	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Livermore Area Recreation and Park District (LARPD)	Public institution	Non-homeless special needs public services	Jurisdiction
Bay Area Community Services, Inc.	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Hello Housing	Developer	Ownership Rental	Region
MID PENINSULA HOUSING COALITION	Developer	Rental	Region
Bridge Housing	Developer	Rental	Region

Table 151 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

As stated previously in the document the primary need in Livermore is for additional public services. The supply has not kept pace with the growing demand. Stakeholders interviewed for the Human Services Needs Assessment described long waiting lists for affordable housing; subsidized child care and after school care; daytime activities for the developmentally disabled; and behavioral and specialty physical health care. While HUD funding has decreased, this places greater demands on the City to find additional funding to support services.

An example is the increasing need for housing for our lowest income residents. With a low vacancy rate and increasing rents, landlords are quickly becoming less willing to rent to a person that has previous challenges maintaining their housing. Even though Livermore has access to many programs, including supportive housing vouchers and rental assistance programs for veterans, it is still difficult to find a landlord that will rent to a person that is utilizing these programs to obtain housing.

“While the population of Eastern Alameda County has grown and there are greater demands for human services, the area remains geographically isolated relative to other cities within Alameda County. The

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Tri-Valley area is more geographically dispersed. Many critical services are located outside the Tri-Valley, including specialty medical and behavioral health care. As a result, transportation cost and duration is one of the most significant barriers to receiving services. These transportation-related barriers disproportionately affect the elderly, persons with disabilities and families with young children." Eastern Alameda County 2011 Human Services Needs Assessment Findings Report, page 8

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation			
Other			

Table 152 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are several year-round homeless shelters in Livermore. Each of the shelters provides case management, life skills training, mental health assistance and connections to other services. Shepherd's Gate provides faith-based emergency shelter to women and their children. Tri-Valley Haven offers shelter to victims of domestic violence and homeless shelter services to families, including men and teenage boys, albeit to a limited degree.

There are no year-round shelters for single men, although, Livermore Homeless Refuge, an organization consisting of volunteers from community and faith-based organizations provide emergency shelter when temperatures drop. The Homeless Refuge provides a connection to services.

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Open Heart Kitchen, the region's "soup kitchen" provides free hot meals to all persons, including homeless and unaccompanied youth. Their co-location in churches allows their clients to connect with many critical basic needs including clothing distribution, laundry and hot showers.

Tri-City Health provides direct services to persons in Livermore living with HIV. Out of their office in the Multi-Service Center, the organization connects the persons with Axis to obtain health care along with other basic services such as rental assistance, counseling and life skills.

Livermore has also contracted with Abode Services to create a team that will engage with the persons experiencing homelessness in their encampments, under bridges, in the arroyos and the other places they congregate. The goal of the team is to develop trust work with the person to obtain the services and build the skills that will help them to obtain the ultimate goal of acquiring housing. The team's work is completed in conjunction with the HOPE Van. This program, funded through HUD's Supportive Housing Program works closely with the street outreach team and provides medical, psychiatric, and case management to persons experiencing homelessness.

Abode Services is also the only agency that provides services to veterans in Livermore. The agency obtained funding from the Veterans Administration to provide assistance through the Supportive Services for Veteran Families (SSVF) program along with VASH vouchers. Coupled with the rental assistance, veterans and their families also receive connections to services, mental health support and other necessary assistance.

Livermore was selected as one of five cities in Alameda County to participate in AC Impact. This program provides permanent housing vouchers and support services for persons that experience long-term homelessness, and are most expensive to our emergency and Police services. To leverage the funding, Livermore awarded Abode Services in local In-Lieu funding for provision of case management services to the programs clients.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The gap in services for homeless and other special needs populations was discussed earlier in this same section and other sections in the Consolidated Plan. To briefly reiterate the supply for services has not kept pace with the growing demand for assistance. Stakeholders interviewed for the Human Services Needs Assessment described long waiting lists for affordable housing; subsidized child care and after school care; daytime activities for the developmentally disabled; and behavioral and specialty physical health care. This is coupled with the perception by Alameda County that Livermore and the remainder of the Tri-Valley is a wealthy area and does not require services.

An example is the increasing need for housing for our lowest income residents. With a low vacancy rate and increasing rents, landlords are quickly becoming less willing to rent to a person that has previous challenges maintaining their housing. Even though Livermore has access to many programs, including supportive housing vouchers and rental assistance programs for veterans, it is still difficult to find a landlord that will rent to a person that is utilizing these programs to obtain housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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To overcome the gaps, the City will continue maintaining and expanding on existing partnerships with our non-profit service providers, School District, the Cities of Dublin and Pleasanton and Alameda County that have been described throughout this document.

Livermore staff also participates in the Tri-Valley Poverty Forum. The organization that consists of city, county, school district staff in conjunction with other regional health care, public foundations and private businesses. The goal of this initiative is to bring to light the issues of poverty in Livermore and the Tri-Valley. The Forum's first event was to hold a luncheon that discussed these issues in detail. Over 200 persons from the public and private sector attended the event.

The Mayor's Summit on Homelessness that was held in 2014 was an important initial step toward creating a coordinated response to the issue of homelessness in Livermore and the Tri-Valley region. The City is in the process of engaging service providers, faith community, local government staff, and interested community members to discuss the ideas generated from the Summit and provide recommended actions to implement. Due to the complexity of this issue and the need for a diversity of ideas, representatives should be from each of the Tri-Valley cities as well as regional agencies who are confronting this issue in Alameda County.

The objective of the discussion groups will be the same as the Summit; what can be done to prevent and reduce the number of homeless persons in our community. The work in Livermore and the Tri-Valley can make the best use of limited resources and weave them with other communities and the County's work for the greatest impact on homelessness.

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SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Resources	2015	2019	Affordable Housing Public Housing	City-wide	Housing	CDBG: $100	Homeowner Housing Rehabilitated: 10 Household Housing Unit Homelessness Prevention: 10 Persons Assisted Other: 200 Other
2	Homeless and Homeless Diversion	2015	2019	Affordable Housing Homeless Non-Housing Community Development	City-wide	Housing Homeless Prevention and housing existing homeless	CDBG: $100	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homelessness Prevention: 10 Persons Assisted
3	Economic Opportunity	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City-wide		CDBG: $100	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Access to Health Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City-wide	Need for additional public services		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3000 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
5	Public Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City-wide	Need for additional public services	CDBG: $100	Public service activities for Low/Moderate Income Housing Benefit: 1500 Households Assisted

Table 153 – Goals Summary

Goal Descriptions

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 20. Provide affordable rehabilitation services to low income homeowners 21. Increase and preserve affordable rental housing 22. Increase affordable homeownership opportunities 23. Reduce housing discrimination and promote fair housing practices

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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. 24. Provide the appropriate level of housing intervention to meet the specific individual's or household's needs 25. Provide supportive services to increase positive outcomes and maintain housing.
3	**Goal Name**	Economic Opportunity
	Goal Description	Support initiatives that increase a low income individual's ability to increase their household income. This can include a variety of supportive services including child care, workforce and job development and other innovative programs.
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. 1. Support the maintenance and expansion of services and programs aimed at wellness and preventative care services
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

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City anticipates adding at least 50 affordable housing units throughout the FY 2015-2019 Consolidated Plan period. This will serve 50 families that will be primarily 50% of median income or less.

The City's annual CDBG entitlement from HUD serves on average 1,500 to 2,000 low income Livermore residents each year. Because the City uses a variety of local funding sources to leverage the CDBG funding by providing assistance to a broad range of agencies, as well as supporting the Multi-Service Center, the number of people served raises to over 10,000.

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SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City's Neighborhood Preservation staff of the Community and Economic Development Department provides 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 the 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.

How are the actions listed above integrated into housing policies and procedures?

In addition to the outreach provided to residents though our code enforcement offices, all clients in the City's Housing Rehabilitation Program are provided information regarding lead based paint hazards. Each of the homeowners sign a document stating that the City's Rehabilitation contractor has discussed the implications of lead based paint in the home and received the information that is disseminated by Alameda County's Lead Paint Program, which includes links and a telephone number to obtain further information.

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SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Livermore continues to support the Multi-Service Center, a one-stop center that houses the satellite offices a nine of County, State and Non-Profit agencies that serve low-income individuals from throughout Livermore and the Tri-Valley. If this building did not exist, low-income residents would be required to travel over 20 miles to obtain services in Hayward, Fremont and Oakland. The City of Livermore will continue to provide general fund dollars to subsidize the operation and ongoing maintenance that will enable the City to continue to subsidize rents for non-profit agencies occupying the building.

Utilizing fees paid by local development, the City established two additional local funds to leverage federal CDBG and HOME funding to support and expand assistance for low-income residents. The Social Opportunity Endowment (SOE) Program establishes a long-term, stable funding source for public service programs. The City can utilize allocations from the Human Service Facility Fee to fund the acquisition, rehabilitation and renovation of buildings that support human services in Livermore.

An important component to reducing poverty is education. To achieve those ends, the City will continue its partnership with the Livermore Valley Joint Unified School District (LVJUSD) to ensure that every child is ready to attend school. The City will continue to leverage CDBG funding with other public and private sources for the optometric, dental, and medical programs. Additionally, Livermore will continue to collaborate with the cities and school districts of Dublin and Pleasanton and Alameda County Health Care Services Agency to improve access to and expand health and wellness services for students and families living in the Tri-Valley region.

This document references the Mayor's Summit on Homelessness that was held in April, 2014. This Summit was an important initial step toward creating a coordinated response to the issue of homelessness in Livermore and the Tri-Valley region. Throughout the next few years, the City will engage service providers, faith community, local government staff, and interested community members to discuss the ideas generated from the Summit and provide recommended actions to implement.

As previously stated throughout this document, the cities of Livermore, Pleasanton, and Dublin contracted with Resource Development Associates (RDA) to update a Human Services Needs Assessment initially created in 2003. Completed in 2012, the report described changes in the demographics and needs within the community from 2003. It is the three cities goals to use the information garnered from this Needs Assessment to work together and provide services to Tri Valley low-income residents in the most efficient manner.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Livermore has demonstrated a strong commitment to the development and funding of a comprehensive Housing and Human Services Program. This program goal is to ensure that housing and social services meet the needs of a variety of income levels and household types, and are provided fairly and equitably to all residents. The City continues to work proactively to implement its housing goals,

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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 eastern Alameda County, San Ramon and Danville in Contra Costa County, government agencies and non-profits in order to continue to produce and maintain housing that is affordable for all household types and income groups.

The City has been able to expand affordable rental units and offer first-time homebuyer opportunities for Livermore residents through its Inclusionary Zoning Ordinance. Originally adopted originally in 1978 and updated in 2013, it requires that 15 percent of all units in a residential development (10% in the downtown) be set aside as affordable. Additionally, the Ordinance has a "must build" requirement that affordable units be constructed on-site or the developer pay an In-Lieu fee.

Livermore continues to provide funding and support to agencies that provide services to residents of the city that are experiencing homelessness and those who are at risk of becoming homeless.

The City allocates funding to three rental assistance programs that are aimed at diverting people and families away from entering a homeless shelter. Each program provides a rental subsidy coupled with case management to those who are near experiencing homelessness.

The City also provides funding support to the local homeless shelter, Sojourner House, and the local domestic violence shelter.

Livermore has also contracted with Abode Services to create a team that will engage with the persons experiencing homelessness in their encampments, under bridges, in the arroyos and the other places they congregate. The goal of the team is to develop trust work with the person to obtain the services and build the skills that will help them to obtain the ultimate goal of acquiring housing. The team's work is completed in conjunction with the HOPE Van. This program, funded through HUD's Supportive Housing Program works closely with the street outreach team and provides medical, psychiatric, and case management to persons experiencing homelessness.

Livermore was selected as one of five cities in Alameda County to participate in AC Impact. This program provides permanent housing vouchers and support services for persons that experience long-term homelessness, and are most expensive to our emergency and Police services. To leverage the funding, Livermore awarded Abode Services in local In-Lieu funding for provision of case management services to the programs clients.

The following tables provide a complete list of the agencies that were awarded funding for FY 2015-2016. The City's CDBG entitlement was leveraged with other local funding sources to meet the goals identified in this plan.

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Table 1: Support and develop a continuum of housing resources that will increase access for low-income, seniors and disabled persons. A) Provide affordable rehabilitation services to low income homeowners. B) Increase and preserve affordable rental housing. C) Increase affordable homeownership opportunities. D) Reduce housing discrimination and promote fair housing practices

Funding Sources: CDBG (PS) Public Service project; CDBG (CAP) Capital project; HOME; City In-Lieu Housing Fund; City HS (Human Services) Facility Fee; City Endowment (Social Opportunity Endowment)

Agency	Project	Current Year Objective	5-year Objective	Performance Measure Objective	Funding Source	Amount
City of Livermore	Section 108 Loan Repayment for 141-149 North Livermore Avenue	Pay the annual installment on the loan used to acquire the property at 141-149 North Livermore Avenue.	Property was acquire to continue providing home seeking and financial counseling services to low income households.	Decent Affordable Housing	CDBG	$45,000
Eden Council for Hope and Opportunity (ECHO)	Fair Housing Services	ECHO proposes to assist residents to secure and maintain affordable housing by providing fair housing education and investigation, tenant/landlord counseling and mediation, rental assistance for delinquent rent and deposits, general home seeking information, and shared housing counseling and placement.	To continue to assist residents in securing and maintaining affordable housing by providing education, counseling & mediation, general information and placement.	Decent Affordable Housing	City In-Lieu	$30,000
Livermore Housing Authority	Bluebell Apartment Balconies	There are 27 upstairs balcony patios at Bluebell apartments that are unsafe to due dry rot that need to be replaced . Furthermore, the rod iron fencing around the patio no longer meets current City of Livermore Safety Codes. Current patio fences are 6 inches apart and the City Code calls for no greater than 4 inches wide.	To Maintain affordable housing.	Suitable Living Environment	CDBG (CAP)	$93,935
Livermore Housing Authority	Chestnut Apartment Gas Lines	This project is essential for to maintain a safety environment for our Chestnut residents and their neighbors. Within the last 2 years, 3 of the 6 apartments at Chestnut have had gas leaks recently which required the gas line for each apartment to be re-routed. Therefore, LHA desires to be proactive and reroute the other three apartment gas lines.	To Maintain affordable housing.	Suitable Living Environment	CDBG (CAP)	$8,562
Livermore Housing Authority	Las Posadas Driveways	Both of the asphalt driveways are in poor condition which is a possible tripping hazard. When it rains, the water fills the existing potholes which is not only an eyesore, but more importantly, allow the water to seep into the ground undermining the asphalt around the potholes.	To Maintain affordable housing.	Suitable Living Environment	CDBG (CAP)	$10,000
Neighborhood Solutions	Housing Rehabilitation Program	The Housing Rehabilitation Program provides low-interest, usually deferred loans to owner-occupants and grants to both owner-occupants and renters who need health and safety repairs made to their homes. The program usually provides these loans and grants to seniors; however, residents of all ages who qualify as extremely low to low-income can apply for assistance.	Improve the condition of existing housing stock and increase the ability of low-income residents to sustain independent living.	Suitable Living Environment	CDBG (CAP) City In-Lieu	$49,000 $8,330

FY2015-2016 Projects-Table 1

Table 2: Provide assistance to all persons or households who are on the verge of becoming homeless and those who are currently experiencing homelessness. A) Provide the appropriate level of housing intervention to meet the specific individual's or household's needs. B) Provide supportive services to increase positive outcomes and maintain housing.

Funding Sources: CDBG (PS) Public Service project; CDBG (CAP) Capital project; HOME; City In-Lieu Housing Fund; City HS (Human Services) Facility Fee; City Endowment (Social Opportunity Endowment)

Agency	Project	Current Year Objective	5-year Objective	Performance Measure Objective	Funding Source	Amount
Abode Services	Tenant Based Rental Assistance (TBRA)Programs	Abode's TBRA program assists youth who have aged out of the foster care system and adults that require housing assistance to finish obtaining a degree. This program offers housing subsidies, case management, educational/employment assistance, financial literacy and connections to community resources, for a period of two years. CDBG funds will pay for case management.	To continue to assist those youths who have aged out of the foster care system and adults who require housing assistance to finish a degree and continue to provide connetions to community resources.	Decent Affordable Housing	HOME CDBG (CAP)	$50,000 $40,000
ECHO Housing	Tenant Based Rental Assistance (TBRA)Programs	ECHO's TBRA program diverts households from becoming homeless by providing housing subsidies, case management, educational/employment assistance, financial literacy and connections to community resources, for a period of two years. CDBG funds will pay for case management.	To continue to support families from becoming homeless and continue to provide connetions to community resources.	Decent Affordable Housing	HOME CDBG (CAP)	$50,000 $35,000
Tri-Valley Haven	Case management and crisis counseling at Shiloh House, domestic violence shelter.	Provide crisis intervention and counseling services to Livermore residents via 24/7 Crisis Line Assistance and referral services, along with programs provided at the 30-bed domestic violence shelter.	To make counseling services readily available to the homeless, survivors of sexual assault, and their children.	Suitable Living Environment	City In-Lieu	$10,000
Tri-Valley Haven	Case management at Sojourner House, family homeless shelter.	The grant will support the Haven's Sojourner House, a 16-bed shelter that houses homeless couples with children, single parents (including fathers) with children and single women. The shelter residents participate in programs that include job readiness/job search, housing search, and life skills.	Increase housing and support services for people with disabilities, homeless, and those at risk of being homeless.	Suitable Living Environment	City In-Lieu	$12,000

FY2015-2016 Projects-Table 2

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Table 3: Support initiatives that increase a low income individual's ability to increase their household income. A) This can include a variety of supportive services including child care, workforce and job development and other innovative programs.

Funding Sources: CDBG (PS) Public Service project; CDBG (CAP) Capital project; HOME; City In-Lieu Housing Fund; City HS (Human Services) Facility Fee; City Endowment (Social Opportunity Endowment)

Agency	Project	Current Year Objective	5-year Objective	Performance Measure Objective	Funding Source	Amount
Abode Services	Tenant Based Rental Assistance (TBRA)Programs	Abode's TBRA program assists youth who have aged out of the foster care system and adults that require housing assistance to finish obtaining a degree. This program offers housing subsidies, case management, educational/employment assistance, financial literacy and connections to community resources, for a period of two years. CDBG funds will pay for case management.	To continue to assist those youths who have aged out of the foster care system and adults who require housing assistance to finish a degree and continue to provide connections to community resources.	Decent Affordable Housing	HOME CDBG (CAP)	$50,000 $40,000
Community Resources for Independent Living (CRIL)	Case management for disabled individuals and community education.	Case management and service coordination for Livermore residents with disabilities. Education and disability awareness to agencies, businesses and/or non-disabled Livermore residents.	Increase ability of seniors and persons with disabilities to sustain independent living.	Suitable Living Environment	CDBG (PS)	$7,500
East Bay Innovations	Student Employment Transition (SET)	SET is a training and information series designed to prepare Livermore-based young adults with developmental disabilities and their parents for the often daunting transition from school to adult life. The series will address the "how to" of preparing students, (aged 18+), to maximize their potential for employment, and will include the perspective of employers, individuals with disabilities who are now working, and parents whose children have successfully made the transition from school to adult life.	To continue to provide training and information to prepare Livermore-based young adults with developmental disabilities and their parents transition from school to adult life.	Economic Opportunity	City SOE	$5,000

FY2015-2016 Projects-Table 3

Table 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 under-insured residents. A) Support the maintenance and expansion of services and programs aimed at wellness and preventative care services.

Funding Sources: CDBG (PS) Public Service project; CDBG (CAP) Capital project; HOME; City In-Lieu Housing Fund; City HS (Human Services) Facility Fee; City Endowment (Social Opportunity Endowment)

Agency	Project	Current Year Objective	5-year Objective	Performance Measure Objective	Funding Source	Amount
Axis Community Health	Enrollment in Health Care	Enroll low income & uninsured Livermore residents in publicly supported health insurance plans which will give them full access to health care.	Provide immediate access to health care for low income Livermore residents.	Suitable Living Environment	CDBG (PS)	$5,000
Axis Community Health	Rehabilitation of New Clinic	Construction of a new medical clinic for low-income patients.	Provide access to health services for low income Livermore residents.	Suitable Living Environment	CITY HS Facility Fee	$100,000
City of Livermore -portion of Section 108 Loan	AXIS Community Health Clinic Rehabilitation	Construction of a new medical clinic for low-income patients.	Provide access to health services for low income Livermore residents.	Suitable Living Environment	CDBG (CAP)	$19,494
Livermore Valley Joint Unified School District (LVJUSD)	Children's Community Health Access	Provide dental, optometry, and medical subsidies for uninsured and underinsured children in the Livermore School District.	Provide immediate access to medical care for uninsured and underinsured students.	Suitable Living Environment	City SOE	$5,000
Senior Support Program of the Tri-Valley	Case Management for Seniors	Provide in-home services to seniors to foster independence, promote safety and well being, improve quality of life, and preserve dignity.	Increase ability of seniors and persons with disabilities to sustain independent living.	Suitable Living Environment	CDBG (PS)	$5,500
Tri-Valley Haven	Counseling Services	Tri-Valley Haven's Counseling Services provides professional individual and group counseling for survivors of Domestic Violence, Sexual Assault, families in crisis, and the community at large in English and Spanish.	Provide access to behavioral health services for low income Livermore residents.	Suitable Living Environment	CDBG (PS)	$5,000
Tri-Valley YMCA	Behavioral Health Care Services	Provide summer camp opportunities for special needs children.	Increase skill development for special needs children.	Suitable Living Environment	City SOE	$5,000

FY2015-2016 Projects-Table 4

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Table 5: 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.

Funding Sources: CDBG (PS) Public Service project; CDBG (CAP) Capital project; HOME; City In-Lieu Housing Fund; City HS (Human Services) Facility Fee; City Endowment (Social Opportunity Endowment)

Agency	Project	Current Year Objective	5-year Objective	Performance Measure Objective	Funding Source	Amount
CALICO Center	Livermore Child Abuse Intervention Project	Conduct forensic interviews with children who have been sexually abused, physically hurt, severely neglected or witnessed a homicide or severe violence in their home, provide on-site and follow-up support services to caregivers, and facilitate multi-agency responses to child abuse allegations.	Increase likelihood of abused children achieving justice and healing.	Suitable Living Environment	CDBG (PS)	$8,000
City of Livermore	Hagemann Farm Section 108 Loan Repayment	Pay the annual installment on the loan used to acquire and renovate Hagemann Farms.	Provide community access to a historic property, and increase the ability of disabled adults and children to sustain independent living.	Suitable Living Environment	City (HS) Facility Fee	$106,956
Community Resources for Independent Living (CRIL)	Case management for disabled individuals and community education.	Case management and service coordination for Livermore residents with disabilities. Education and disability awareness to agencies, businesses and/or non-disabled Livermore residents.	Increase ability of seniors and persons with disabilities to sustain independent living.	Suitable Living Environment	CDBG (PS)	$7,500
Easter Seals Bay Area	Kaleidoscope Center	Easter Seals Kaleidoscope will use the funds to support the salaries of three (3) Lead Teachers. Lead Teachers create calendars, plan activities, provide direct services, attend participants Individuals Education Plan (IEP) meetings, and have direct contact with families and case managers.	To ensure individuals and families affected by disabilities can live, learn, work and play to their full potential.	Economic Opportunity	CDBG (PS)	$5,000
KIDANGO, Inc.	Early Learning Enhancement	Kidango's Early learning Enhancement Project will provide a range of enrichment workshops for low-income preschoolers enrolled at our Almond and Marilyn centers. We will support Kindergarten-readiness and provide exciting avenues for academic, creative and physical development. We will provide early learning kits that will help children and their caregivers undertake various learning activities at home.	To support Kindergarten-readiness and provide exciting avenues for academic, developmental and physical development for low-income students.	Economic Opportunity	CDBG (PS)	$5,000
Legal Assistance for Seniors	Legal Assistance for Livermore Seniors	Provide free legal services to seniors to resolve issues such a elder abuse, guardianship of minor children, health law, citizenship, and public benefits.	Increase ability of seniors to access legal services to sustain independent living.	Suitable Living Environment	City SOE	$5,500
Livermore Valley Joint Unified School District (LVJUSD)	Livermore Believes	Provides daily homework support, nutritious snacks, physical activity, and educational enrichment to socio-economically disadvantaged students at Junction Avenue and Marylin Avenue Elementary.	To provide needed enrichment and support services to allow students to graduate with the skills needed to contribute and thrive in a changing world.	Economic Opportunity	City SOE	$10,000
Livermore Valley Joint Unified School District (LVJUSD)	Project Roadrunner - Community Outreach Coordinator	Outreach to low-income and limited-English speaking families of school-age children to increase access to health care and provide education regarding health, nutrition, family literacy, and parenting.	Increase skill development and self-sufficiency for individuals and families through education.	Economic Opportunity	City SOE	$5,000
Open Heart Kitchen	Hot Meals & Weekend Box Lunch Program	Provide hot nutritious meals and weekend box lunches free of charge to hungry people in need in Livermore.	Increase self-sufficiency for the lowest income persons and families in Livermore.	Suitable Living Environment	City SOE	$10,000
Senior Support Program of the Tri-Valley	Case Management for Seniors	Provide in-home services to seniors to foster independence, promote safety and well being, improve quality of life, and preserve dignity.	Increase ability of seniors and persons with disabilities to sustain independent living.	Suitable Living Environment	CDBG (PS)	$5,500
Spectrum Community Services	Meals on Wheels	Provide meals to homebound seniors each day.	Increase ability of seniors and persons with disabilities to sustain independent living.	Suitable Living Environment	CDBG (PS)	$10,000
Tri-Valley Haven	Food Pantry	Provide food to low income, homeless and at-risk of homeless families and children through distribution of food at Food Pantry and seasonal food basket program in November/December.	Increase self-sufficiency for the lowest income persons and families in Livermore	Suitable Living Environment	City SOE	$10,000
Twin Valley Learning Center	Subsidized Tutoring for at-risk kids	Provide tutoring to school-aged children living in homeless and domestic violence shelters, and for children from low-income families in Livermore.	Increase skill development and self-sufficiency for individuals through education.	Suitable Living Environment	CDBG (PS)	$5,000

FY2015-2016 Projects-Table 5

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SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Livermore executes a contract/agreement with each agency that is awarded Community Development Block Grant and other grants awarded through the Housing and Human Service Grant Program (HHS Grants). It is the policy of the City to annually monitor all agencies that receive CDBG/HOME/HHS grants. Monitoring procedures and forms are included the City's CDBG/HOME/HHS Grant Policy and Procedures Manual.

Staff utilizes a Compliance Monitoring Checklist for each project to ensure the agencies meet all local and federal requirements and appropriate records are maintained. An annual monitoring visit involves a review of contract performance, program effectiveness, and compliance with national objectives and financial management that would include use of program income. Any questions raised by the monitoring visit are pursued until resolved.

It is the City's goal is to ensure that all of our grantees understand what is expected of them when they accept CDBG/HOME/HHS Grant funding. All agencies interested in applying for funding from the City's grant program are required to attend an information seminar. During this meeting, the potential applicants are given a detailed description of the various HUD and local grant requirements along with the City's CDBG/HOME/HHS Grant Policy and Procedure Manual.

Members of the City's Human Services Commission accompany staff on monitoring visits. This enables the Commission members to see the program in operation and to see how an agency spends the grant allocation. This "hands on" observation is invaluable when the Commission is asked to make funding decisions.

To continue the hands on approach by the Human Services Commission, Staff provides quarterly performance and financial reports to Commissioners. The City requests a report be made to the Human Services Commission from all Subrecipients who are not progressing on their project indicating why the project has been delayed, and what plans have been prepared to assure that the project will be completed in a timely fashion.

City staff considers monitoring an ongoing process throughout the year, involving continual communication with the Subrecipient. The scope of the Livermore CDBG Program, as well as the physical size of the City makes it possible to have thorough knowledge of each project. The goal of the City's monitoring process is to identify and address deficiencies early in order to improve the Subrecipients performance before it becomes a concern.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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 $ 52,000 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 (HHSG) 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 HHSG 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.

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: $		

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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	340,149	55,000	35,000	430,149	1,608,000	The City anticipates receiving $350,000 of CDBG allocation each year of the Consolidated Plan and an additional $52,000 of program income.

Table 154 - 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 – By the end of FY 2014-2015 this site adjacent to the downtown will be fully

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rehabilitated. The five studio apartments will be affordable to Very Low Income (50%AMI) persons. Several persons experiencing homelessness in Livermore and are clients of the AC Impact program will receive housing in this development.

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. The City has entered into an Exclusive Negotiating Rights Agreement with Eden Housing, a nonprofit housing developer, to develop the site into an affordable housing project.

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

242 North N Street & 1763 Chestnut Street – These sites have been dedicated 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 parcel was deeded to the City in October 2006, and along with the adjacent property at 241 North M Street, will be used to develop an affordable housing project for persons with disabilities. The 1763 Chestnut site will be assembled 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, was engaged to develop the site into an affordable multifamily rental project.

2121 Railroad Avenue – The property was acquired in May 2009 through an advance of the City's Housing Trust Fund to the Redevelopment Agency. In February 2010 the City entered into an Exclusive Negotiating Rights Agreement with Eden Housing, a nonprofit housing developer, to develop this site and the site adjacent into an affordable housing project.

2139 Railroad Avenue– The property was acquired by the RDA through a loan of City Housing Trust funds in June 2009. The City entered into an Exclusive Negotiating Rights Agreement with Eden Housing, a nonprofit housing developer in February 2010, to develop this site and the site adjacent into a mixed-use affordable housing project targeted to seniors.

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.

Discussion

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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	Affordable Housing Resources	2015	2019	Affordable Housing Public Housing	City-wide	Housing	CDBG: $161,497	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 39 Households Assisted Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Homeless and Homeless Diversion	2015	2019	Affordable Housing Homeless Non-Housing Community Development	City-wide	Housing Homeless Prevention and housing existing homeless	CDBG: $40,000	Tenant-based rental assistance / Rapid Rehousing: 4 Households Assisted
3	Economic Opportunity	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City-wide	Homeless Prevention and housing existing homeless Need for additional public services	CDBG: $7,500	Jobs created/retained: 41 Jobs
4	Access to Health Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City-wide	Need for additional public services	CDBG: $34,994	Public service activities other than Low/Moderate Income Housing Benefit: 11662 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City-wide	Need for additional public services	CDBG: $28,000	Public service activities other than Low/Moderate Income Housing Benefit: 186 Persons Assisted

Table 155 – Goals Summary

Goal Descriptions

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.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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 (HHSG) Program which 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 HHSG Program projects and activities for FY 2015-2016 in SP-70, Anti-Poverty Strategy.

#	Project Name
1	Housing Rehabilitation Program
2	Bluebell Apartment Balconies
3	Chestnut Apt. Gas Lines
4	Las Posadas Driveways
5	Abode Services TBRA
6	Housing & Independent Living Services for Disabled
7	AXIS Medical Clinic-Section 108 repayment
8	AXIS: Improving Patient Care
9	TVH's Counseling Service Program
10	Senior Support Case Management Program
11	Child Abuse Intervention Project
12	Early Learning Enhancement Project
13	Subsidized Tutoring Program
14	Meals on Wheels for Seniors
15	ECHO-TBRA Diversion
16	Section 108 Repayment/141-149 N. Livermore

Table 156 – Project Information

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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 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 input regarding the 2011 Eastern Alameda County Human Services Needs Assessment Report and 2014 Mayor's Summit on Homelessness.

The main obstacles to addressing underserved needs are:

26. the ongoing and downward trend in funding availability from a variety of sources, particularly in CDBG and HOME funds;
27. the significant loss of the California Redevelopment Agency Program;
28. lack of affordable housing compared to the growing demand;
29. 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;
30. fewer community resources that result in declining or stagnating supply of services;
31. the rise in unemployment from 2% in 2000 to 7% in 2010 in the Tri-Valley area;
32. the tripling of numbers of seniors over the age of 85 between 1990 and 2010; and,

8. the dramatic increase in public benefits for residents between 2003 and 2011.

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AP-38 Project Summary

Project Summary Information

1	**Project Name**	Housing Rehabilitation Program
	Target Area	City-wide
	Goals Supported	Affordable Housing Resources
	Needs Addressed	Housing
	Funding	CDBG: $430,149
	Description	The Housing Rehabilitation Program provides rehabilitation services to complete health and safety repairs for low-income homeowners.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 low-income households will be assisted
	Location Description	Various locations throughout Livermore, probably in low-income neighborhoods
	Planned Activities	Neighborhood Solutions will assist low-income homeowners with housing rehabilitation repairs or improvements.
2	**Project Name**	Bluebell Apartment Balconies
	Target Area	City-wide
	Goals Supported	Affordable Housing Resources
	Needs Addressed	Housing
	Funding	CDBG: $430,149
	Description	Livermore Housing Authority will repair/upgrade Bluebell's unsafe balconies
	Target Date	6/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	39 households to be assisted
	Location Description	Bluebell Apts., 1023 Bluebell Drive, Livermore, CA 94551
	Planned Activities	Repair 27 unsafe balcony patios to meet Livermore's Safety Codes
3	**Project Name**	Chestnut Apt. Gas Lines
	Target Area	City-wide
	Goals Supported	Affordable Housing Resources
	Needs Addressed	Housing
	Funding	CDBG: $430,149
	Description	Repair gas leaks
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 households
	Location Description	Chestnut Apartments, 2264 Chestnut Street, Livermore, CA 94551
	Planned Activities	Livermore Housing Authority will repair gas leaks for safety reasons.
4	**Project Name**	Las Posadas Driveways
	Target Area	City-wide
	Goals Supported	Affordable Housing Resources
	Needs Addressed	Housing
	Funding	CDBG: $430,149
	Description	Livermore Housing Authority will repair unsafe driveways
	Target Date	6/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	9 households
	Location Description	Las Posadas, 353 North I Street, Livermore, CA 94551
	Planned Activities	Livermore Housing Authority will repair unsafe driveways
5	**Project Name**	Abode Services TBRA
	Target Area	City-wide
	Goals Supported	Homeless and Homeless Diversion
	Needs Addressed	Housing Homeless Prevention and housing existing homeless
	Funding	CDBG: $430,149
	Description	Abode Services will assist low-income adults and youth transitioning out of foster care. CDBG will support comprehensive case management services that are used in conjunction with HOME funding for rental assistance.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	4 households assisted
	Location Description	Various locations in Livermore and the county
	Planned Activities	Abode Services will assist low-income adults and youth transitioning out of foster care with TBRA and comprehensive case management services.
6	**Project Name**	Housing & Independent Living Services for Disabled
	Target Area	City-wide
	Goals Supported	Economic Opportunity
	Needs Addressed	Need for additional public services
	Funding	CDBG: $430,149

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Description	CRIL will provide disabled residents with comprehensive services, including employment and housing assistance.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	37 low-income disabled persons
	Location Description	Livermore's Multi-Service Center, 3311 Pacific Ave., Livermore, CA 94550
	Planned Activities	CRIL will provide disabled residents with comprehensive services, including employment and housing assistance.
7	**Project Name**	AXIS Medical Clinic-Section 108 repayment
	Target Area	City-wide
	Goals Supported	Access to Health Services
	Needs Addressed	Need for additional public services
	Funding	CDBG: $430,149
	Description	This funding will repay a portion of the Section 108 loan that was used to pay for the rehabilitation of a new medical clinic.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	11,180 persons assisted
	Location Description	AXIS' Medical Clinic will be located at 5925 W. Las Positas, Pleasanton, CA.
	Planned Activities	Planned repayment of Section 108 loan.
8	**Project Name**	AXIS: Improving Patient Care
	Target Area	City-wide
	Goals Supported	Access to Health Services
	Needs Addressed	Need for additional public services

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Funding	CDBG: $430,149
	Description	AXIS will enhance patient care by implementing a new approach to managing prescription refill services for patients.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	432 patients will be assisted
	Location Description	AXIS' community health clinics
	Planned Activities	AXIS will enhance patient care by hiring a Medication Refill Nurse to implement a new approach to managing prescription refill services for patients.
9	**Project Name**	TVH's Counseling Service Program
	Target Area	City-wide
	Goals Supported	Access to Health Services
	Needs Addressed	Need for additional public services
	Funding	CDBG: $430,149
	Description	TVH's Counseling Service Program provides clinical and crisis counseling, support groups and social services' referrals.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	30 persons who are survivors of domestic violence, sexual assault, homelessness, and individuals and families in crisis.
	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.

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10	**Project Name**	Senior Support Case Management Program
	Target Area	City-wide
	Goals Supported	Access to Health Services
	Needs Addressed	Need for additional public services
	Funding	CDBG: $430,149
	Description	Senior Support will provide quality and cost-effective interventions and outcomes via comprehensive case management services for seniors with health and human service needs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 seniors
	Location Description	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.
11	**Project Name**	Child Abuse Intervention Project
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Need for additional public services
	Funding	CDBG: $430,149
	Description	CALICO conducts forensic interviews with children who have been sexually abused, physically hurt, severely neglected or witnessed violence and provides support services to care givers.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	35 toddlers, children and adolescents and adults with developmental disabilities
	Location Description	CALICO offices at 524 Estudillo Ave., San Leandro, CA.

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	Planned Activities	CALICO conducts forensic interviews with toddlers, children, and adolescents and adults with developmental disabilities who have been sexually abused, physically hurt, severely neglected or witnessed violence and provides support services to care givers.
12	**Project Name**	Early Learning Enhancement Project
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Need for additional public services
	Funding	CDBG: $430,149
	Description	Kidango's Early Learning Enhancement Project will provide enrichment workshops for low-income preschoolers at Almond and Marilyn Centers to support kindergarten readiness, as well as early learning kits for activities at home.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	32 low-income preschoolers
	Location Description	Kidango's Almond Center, 1401 Almond Ave., Livermore, CA 94550 and Kidango's Marylin Center, 800 Marylin Ave., Livermore, CA 94550
	Planned Activities	Kidango's Early Learning Enhancement Project will provide enrichment workshops for low-income preschoolers at Almond and Marilyn Centers to support kindergarten readiness, as well as early learning kits for activities at home.
13	**Project Name**	Subsidized Tutoring Program
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Need for additional public services
	Funding	CDBG: $430,149

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Description	TVLC provides subsidized academic tutoring to at-risk school-aged children from low-income families. A majority of the children who utilize this service reside in homeless or domestic violence shelters.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	50 children and youth
	Location Description	Twin Valley Learning Center is located at 1040 Florence Road, Room 18, Livermore, CA 94550
	Planned Activities	TVLC provides subsidized academic tutoring to at-risk school-aged children from low-income families. A majority of the children who utilize this service reside in homeless or domestic violence shelters.
14	**Project Name**	Meals on Wheels for Seniors
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Need for additional public services
	Funding	CDBG: $430,149
	Description	Spectrum Community Services provides Meals on Wheels to ensure the delivery of nutritious meals and safety checks for homebound, elderly residents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	69 homebound seniors
	Location Description	Various senior homes in Livermore
	Planned Activities	Spectrum Community Services provides Meals on Wheels to ensure the delivery of nutritious meals and safety checks for homebound, elderly residents.
15	**Project Name**	ECHO-TBRA Diversion
	Target Area	City-wide

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Goals Supported	Homeless and Homeless Diversion
	Needs Addressed	Homeless Prevention and housing existing homeless
	Funding	CDBG: $430,149
	Description	ECHO housing will use CDBG to leverage HOME TBRA funding to provide a rental assistance and case management to divert households from becoming homeless.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Four families will be provided assistance
	Location Description	The families will be dispersed throughout the City.
	Planned Activities	Provide case management and rental assistance to divert households from becoming homeless
16	**Project Name**	Section 108 Repayment/141-149 N. Livermore
	Target Area	City-wide
	Goals Supported	Affordable Housing Resources
	Needs Addressed	Housing
	Funding	CDBG: $430,149
	Description	Planned repayment of Section 108 loan guarantee
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 families will receive services this fiscal year
	Location Description	141-149 North Livermore Avenue
	Planned Activities	Planned repayment of Section 108 loan for 141-149 North Livermore Avenue

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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 distributed throughout the City of Livermore, thus the majority of funding through the City's Housing and Human Services Grant Program is distributed city-wide. However, certain projects receiving funding have main offices in other cities (such as Dublin, Pleasanton, Fremont, Oakland, and Hayward), or services may be provided in other jurisdictions, such as the adjacent cities of Pleasanton and Dublin, where the agencies funded serve Livermore residents as part of services provided within the greater Tri-Valley area. All funded activities are targeted to serve eligible households that reside solely within the City of Livermore.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 157 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For many programs using CDBG funds, such as homeowner residential rehabilitation, the exact location of the activity is not determined prior to funding the program as a whole. Some agencies also serve the entire City and/or Tri-Valley area, not just targeted areas. For example, the non-profit Open Heart Kitchen provides hot meals in different locations of Livermore, as well as in adjacent cities of Dublin and Pleasanton in the Tri-Valley area, to accommodate the geographic dispersal.

Livermore, in collaboration with its community partners, will continue to provide services citywide. 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 -- i.e., the Hispanic population, populations with special needs such as seniors, youth aging out of foster care, residents with developmental disabilities, mental and/or medical health needs, etc.

Discussion

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

Introduction

This section describes actions that the City of Livermore plans to undertake in FY 2015-2016 and during the Consolidated Plan FY2015-2019 to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of families living in poverty, develop institutional structure, and enhance public/private coordination.

Actions planned to address obstacles to meeting underserved needs

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 eastern Alameda County, San Ramon and Danville in Contra Costa County, government agencies and non-profits in order to continue to produce and maintain housing that is affordable for all household types and income groups.

In 2011, the Cities of Livermore, Pleasanton, and Dublin contracted with Resource Development Associates (RDA) to update a Human Services Needs Assessment initially created in 2003. To complete the report, the consultants completed a review of statistics, and obtained information from clients, stakeholders and residents of the three Tri-Valley communities through 14 focused discussion groups with 103 client participants and 18 interviews with individual civic leaders. The consultants received 74 responses to an online survey from 38 organizations and interviewed over 300 hard-to reach clients. Finally, RDA completed a community meeting in each of the three Cities with over 70 people in attendance. As a result of the completion of the 2011 Eastern Alameda County Human Services Needs Assessment, the three cities and Human Service Commissions held a series of meetings to determine how to implement the results of the report, focusing on how to provide services to Tri Valley low income residents in the most efficient manner.

Actions planned to foster and maintain affordable housing

The City of Livermore 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 housing, affordable senior housing, and the provision of emergency and transitional housing for the homeless. In FY2015-2016, the City will continue to support ECHO Housing's fair housing counseling services with funding from In-Lieu dollars. ECHO will also continue implementing in FY 2015-2016 its Rental Assistance and Shared Housing Counseling and Placement Programs in conjunction with other support services. With its Homeseeking Program, ECHO will also train over 200 households about homeseeking strategies and options on looking for and finding rental property. ECHO will also continue to provide rental assistance and case management to divert families from becoming homeless. The City will also provide funding to Abode Services in FY 2015-2016 for continued implementation of its Tenant-based Rental Assistance Program and support services to very low-income households and youth ages 18-24 at risk of becoming homeless who are pursuing educational and vocational goals towards self-sufficiency.

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The City's mortgage assistance programs will 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.

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 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 AP-20, the City and its partners coordinate a diverse range of programs and services funded through multiple sources to help low-income families, homeless individuals and families, and populations with special needs. Not only does Livermore use HUD CDBG and HOME funds to improve the lives of low-income individuals and families, our City contributes its own local funds annually to 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, a one-stop facility where Livermore and other Tri-Valley residents can access services from a variety of public agencies. Nine critical agencies provide staff to provide residents information and direct and referral services. Service providers include the largest non-profit that provides affordable housing services in our county, Alameda County Social Services Department, the State Department of Rehabilitation, the Tri-Valley's largest community health center, the County's primary fair housing service provider, an AIDS project, etc. Various community-based organizations use this Multi-Service Center for regular support group meetings, including the Afghan Refugee Woman's Health Program and Community Resources for Independent Living.

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

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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, and have collaborated 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

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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; Anthropos 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, too.

Discussion

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Program Specific Requirements
AP-90 Program Specific Requirements - 91.420, 91.220(l)(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 2015-2016.

The City will receive $52,000 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(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.	100.00%

Discussion

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Citizen Participation Comments

Housing Element Public Workshops

Public Presentation

The City gave a short presentation at the Human Services Commission Meeting on November 18, 2014. The presentation included an overview of the Housing Element process and provided opportunity for attendees to ask questions. Next, the meeting involved a long discussion about homelessness and related services with representatives from ECHO, Abode Services, Tri-Valley Haven, and Livermore Homeless Refuge. Comments related to the Housing Element included, but are not limited to:

- Housing affordability is a problem in the Tri-Valley.
- The lack of available housing makes it difficult to provide permanent housing placement using available subsidies.
- The faith-based community is an important component of the network of emergency shelters, food provision, and other services.
- Service providers currently coordinate with each other but there are specific ways that coordination could be improved

Recommendations that were incorporated into the Housing Plan (Chapter 5) as a result of this meeting include but are not limited to:

- Facilitate the coordination of the faith-based community and providers of homeless services, building upon the Mayor's Homeless Summit.
- Support the efforts of the Homeless Street Outreach (HSO) Team to proactively connect homeless individuals to resources.

Stakeholder Meetings

Eden Council for Hope and Opportunity

On November 21, 2014, the City of Livermore met with a representative from ECHO to discuss housing issues and opportunities. Specifically, fair housing and housing discrimination were key topics of discussion. As described in Section 4.4, ECHO receives assistance from the City to conduct annual fair housing audits, which have found occurrences of housing discrimination in the city and county. Identifying these issues allows ECHO to reach out to properties and landlords who may be unlawfully discriminating against proposed tenants.

Existing programs that will be continued in the Housing Plan (Chapter 5) include but are not limited to:

- Continue to refer complaints of discriminatory housing practices to Livermore Housing Authority (LHA) and ECHO.
- Continue to assist in the distribution of fair housing brochures at public locations, such as city counters, public libraries, community/senior centers, and service providers.
- Continue to provide financial support for the City's Fair Housing Audit conducted by ECHO and the dissemination of audit results and information on fair housing laws to landlords, rental housing organizations and the public.

Community Resources for Independent Living (CRIL)

On December 4, 2014, the City of Livermore met with representatives from CRIL to discuss specific housing concerns for persons with disabilities. The discussion covered issues related to affordability, the

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growing need for affordable and accessible housing, universal design to accommodate persons with disabilities, and the loss of subsidized/affordable units due to market forces.

Recommendations that were incorporated into the Housing Plan (Chapter 5) as a result of this meeting include but are not limited to:

- Support "aging in place" through community design, partnering with organizations that provide support services, and encouraging accessibility improvements to rental housing.
- Explore additional funding sources and opportunities to leverage existing funding to increase resources for affordable housing programs.
- Support the preservation of existing market rate housing that is affordable to lower income households through rehabilitation and rental assistance programs.

COMMUNITY WORKSHOP

As part of the community outreach on the Livermore Housing Element Update, Lisa Wise Consulting, Inc. (LWC) held a public workshop at the Robert Livermore Community Center on Tuesday December 9th 2014, 7:00 – 8:30 pm. The intent of the workshop was to gather input from the community on the highest priority housing issues facing the City of Livermore. There were ten (10) community members in attendance.

The workshop began with a PowerPoint presentation that included a brief description of: the components of a Housing Element, existing conditions in Livermore, the land inventory, current programs, and the updated goals. The session then continued with two breakout groups. LWC staff took notes as attendees provided comments on: 1) The most pressing housing issues in Livermore, 2) The main barriers to addressing housing needs, 3) Gaps in the City's housing-related services, and 4) Policies and programs that should be prioritized. The information collected guided the Consultant Team's research and analysis, and ultimately informed recommendations in the Housing Element Update, including the addition of policies and programs to address community feedback. Below is a summary of the input:

1) What do you perceive as the most pressing housing issues in Livermore?

- **Affordability**
  - Many long-term residents of Livermore now cannot afford to live in the City
  - Rents are quickly rising beyond the range of affordability
  - Section 8 vouchers are expiring before persons can find a viable housing option/a landlord who will accept them
- **Housing Supply**
  - There needs to be a more diversified gradient of housing stock for Livermore's low-income community
  - Consider more higher density zoning for apartments (standards related to size, height, density, and housing types)
    - Desire for studio apartments at affordable prices ($800/month)
  - Low-income housing should continue to be built close to public services and transportation
- **Disabled residents**
  - Provide project-based housing for the disabled
- **Homeless population**
  - Provide more and better services for the homeless population

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2) What are the main barriers to addressing housing needs?

- **Market**
  - Overall market constraints such as land cost, fees, and financing.
- **Regulation**
  - Perceived long and complicated City permit process
  - City regulations, permit fees, and building code requirements such as Title 24 add to development costs
  - Zoning that limits a wider range of housing types that would serve lower income households
- **Communication**
  - City can better communicate new projects and efforts to the public
- **Funding**
  - The lack of funding for low-income housing projects and homeless services

3) Are there gaps in housing-related services provided in the City?

- **Funding**
  - The City could access a wider diversity of internal and external funding sources to support affordable housing
- **Regional Housing Planning**
  - Lack of communication and collaboration with nearby cities
- **Vouchers**
  - Provide better Section 8 voucher assistance for those in need

4) What policies and programs do you think should be prioritized?

- **Homelessness**
  - The City should provide more opportunities for faith-based and non-governmental organizations to partner with City, and the City should better communicate with these entities
- **Help and enable small landlords**
  - Elucidate to landlords the programs and regulations that affect them
  - Find ways to utilize more vouchers
- **Outreach and Media**
  - Consider hosting a forum/summit on homelessness in Livermore
  - Show/teach the community about the problem
- **Regional Planning**
  - Take a multi-city approach to helping the homeless

Recommendations that were incorporated into the Housing Plan (Chapter 5) as a result of this meeting include but are not limited to:

- Support the preservation of existing market rate housing that is affordable to lower income households through rehabilitation and rental assistance programs.
- Support partners that provide outreach to landlords about voucher programs with aim of increasing housing opportunities for recipients of rental assistance.
- Improve communication with the public to increase awareness of policies, programs, and permit processes that support the production of affordable housing.
- Analyze potential Development Code updates that would expand opportunities for attached housing (e.g., small apartment complexes) and smaller unit types (e.g., studios and cottages).
- Evaluate specific barriers to residential development of small properties

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Executive Summary

ES-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.

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 first year of that cycle (July 1, 2015 – June 30, 2016) (FY15). This Consolidated Plan and Action Plan have 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. Summary of the objectives and outcomes identified in the Plan

The HOME Consortium's Five-Year Strategic Plan includes the following priorities:

PRIORITY HOUSING NEEDS - 1. Increase the availability of affordable rental housing for extremely low (30%), very low (50%) and low (80%) income households Objective: 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 - Objectives: 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 - 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 - By December 2020, end homelessness as a chronic and on-going condition for any household in our community Objectives: 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 three Regional Housing Resource Centers.

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PRIORITY SUPPORTIVE HOUSING NEEDS - 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.

COMMUNITY DEVELOPMENT NEEDS - 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. Park and recreations facilities - Objective: Support the expansion of existing and/or new development of park and recreation facilities to the extent feasible. Neighborhood facilities - Objective: Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible. Childcare facilities and services - Objective: Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible. Crime reduction - Objective: Support crime awareness activities and/or services to the extent feasible. Accessibility needs - Objective: Support the provision of accessibility improvements to the extent feasible. Infrastructure improvements - Objective: Support provision of infrastructure improvements to the extent feasible. Public facilities - Objective: Support expansion or improvement of public facilities to the extent feasible. Public service - Objective: Support critical public service activities to the extent feasible. Economic development - Objective: Support expansion and creation of economic development opportunities to the extent feasible.

3. Evaluation of past performance

An evaluation of FY13 activities was developed for public comment in August 2014. Accomplishments for FY13 activities were included in the FY13 CAPER that was released for public comment in September 2014. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY14/15 will be completed in September 2015.

4. Summary of citizen participation process and consultation process

Community participation is a very important part of the Consolidated Plan and Action Plan development process. 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) which is also the beginning of the annual Action Plan (and Consolidated Plan) process. 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. Interested parties have multiple opportunities to participate and provide input on the process starting with annual grant workshops in early December through the annual CAPER hearing held annually in August.

A pre-draft public hearing on the Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI) took place on January 13, 2015, at the Housing and Community Development Advisory Committee meeting. The purpose of the meeting was to present an overview of the Consolidated Plan and AI, and review and solicit input on the housing and community development needs in the HOME Consortium. No public comments were received.

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The 30-day public comment period for the Consolidated Plan will take place from April 9 - May 8, 2015. A public hearing will be held on April 16, 2015, 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. The notice includes provisions for how the disabled can access the meeting along with a detailed description of what is included in the Consolidated Plan. 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 Consolidated Plan. Committee members ask questions of staff, the public is then asked to make comments. Any comments are recorded in the meeting.

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. The City will also post the draft and final plans on its web site. 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.

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.

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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 158– 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).

Consolidated Plan Public Contact Information

City of Pleasanton

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PR-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 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

Locally, information for Pleasanton's section of the Consolidated Plan was collected through consultation with a variety of entities:

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 Consolidated Plan were meetings held in August 2014 (for the annual CAPER review), October 2014 (discussion of Consolidated Plan goals), November 2014 (discussion of priorities for the upcoming Housing and Human Services Grant, or HHSG, process), February 2015 (discussion of the process for reviewing and evaluating applications for HHSG funding), and April 2015 (recommendation for HHSG 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. The HC provided a representative to a multi-jurisdictional subcommittee in October 2014 to develop updated policies and priorities for the new Consolidated Plan. In March 2015, the HC developed a recommendation for HHSG 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. The Council will meet in April 2015 to review recommendations for HHSG funding from the HSC and HC for projects to be included in the next Action Plan. At the same meeting, the Council will hear public comments and is expected to formally approve the Consolidated Plan for FY 2015-19 and the Action Plan for FY 2015-16 for submission to HUD.

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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.

In addition to the Tri-Valley Human Services Needs Assessment referenced earlier, the recent Housing Element update process provided another significant opportunity for public input regarding goals, policies, and programs for the City's future housing development. The Housing Element process (which started in early 2014 and culminated in early 2015 with certification by the State) was conducted in collaboration with PMC, a consultant specializing in the preparation of local housing elements. The 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, including Community Resources for Independent Living (CRIL), Neighborhood Solutions, Community Housing Developers, Citizens for a Caring Community, Sunflower Hill, the JRB Group, Tri-Valley REACH, Satellite Affordable Housing, MidPen Housing, ROEM Development Corporation, Ponderosa Homes, Habitat for Humanity, and local real estate representatives.

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 60 agencies (primarily non-profit) and other interested parties attended the annual meetings held in December 2014 and were able to use these opportunities to learn and provide feedback regarding policies and programs of relevance to the Consolidated Plan.

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 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

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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 development 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.

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.

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

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

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program was established and began implementation in early 2013. This coordinated program will use this same structure for FY15-FY19 ESG funding.

Alameda County HCD, City of Berkeley and City of Oakland met to discuss regional issues affecting all three entitlement jurisdictions and to coordinate HOPWA and Continuum of Care consultations.

Presentation of the draft Community Development Block Grant Unincorporated County Strategy 2015-2019 before the Unincorporated Services Committee of the Alameda County Board of Supervisors. Received Citizen input on Strategy to date.

Meeting between Healthy Homes and Urban County to develop strategies for ways the Healthy Homes program could meet the needs of the Urban County jurisdictions for the next five years.

Email and telephone conversations regarding needs and activities for next five years. Also consulted with City of Alameda Housing Authority and City of Livermore Housing Authority. City of Pleasanton Housing Authority is a part of the Housing Authority of Alameda County.

Stakeholders survey for the Analysis of Impediments to Fair Housing Choice - telephone and email survey.

Survey sent out to HOME Consortium jurisdictions Citizen's Advisory Committees (or equivalent) to get their perceptions on what the priority needs are for the HOME Consortium over the next five years. 143 responses received. Information used to help shape priority areas.

Joint meeting with the Cities of Berkeley and Oakland, HCD and Everyone Home to develop five year strategies for ending homelessness.

Meeting with the Cities of Oakland, Berkeley, HCD and Contra Costa County to discuss regional HOPWA needs for the next five years.

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

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

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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

Table 159– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Alameda County is the lead agency in the Alameda County HOME Consortium and coordinates much of the information collection for the preparation of the Consolidated Plan.
2	**Agency/Group/Organization**	Housing Authority of Alameda County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HACA administers the Section 8 voucher program in Pleasanton and provided info on the number of current voucher holders as well as general information on the demand for Public Housing and rental assistance in Pleasanton and the surrounding region.
3	**Agency/Group/Organization**	Neighborhood Solutions
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Housing rehabilitation needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City has a contract with Neighborhood Solutions (NS) to administer the Housing Rehabilitation Program. NS provided data on past, current, and projected demand for housing rehabilitation services in Pleasanton.
4	**Agency/Group/Organization**	City of Livermore
	Agency/Group/Organization Type	Other government - Local

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Human Services Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The cities of Pleasanton and Livermore collaborated to conduct the Tri-Valley Human Services Needs Assessment in 2011. In 2013, the City of Pleasanton used the results of the needs assessment to produce a strategic plan for implementation.

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		

Table 160– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

See above.

Narrative

In 2011, Resource Development Associations (RDA), a local consulting firm specializing in strategic planning and evaluation for local government and nonprofit entities, facilitated a broad-based community-driven assessment of human service needs in Eastern Alameda County (commissioned jointly by the Tri-Valley cities of Pleasanton, Livermore, and Dublin). The effort resulted in the adoption in late 2011 of the Tri-Valley Human Services Needs Assessment which identified strengths as well as gaps in human services in the Tri-Valley region (the full study is available on the City's web site at http://www.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=24607). In addition to multi-jurisdictional collaboration, the study involved several community surveys as well as direct consultation with a large number of nonprofit agencies, individuals, and other interested parties in a variety of settings and formats (e.g., key informant interviews, focus discussion groups, etc.). Agencies consulted included Child Care Links, Alameda County Public Health, WHEELS (local transit company), YMCA, County Welfare / Food Stamp Program, ECHO Housing, Senior Support of the Tri-Valley, County Behavioral Health, Abode Services, Easter Seals, Community Resources for Independent Living (CRIL), DCARA (Deaf Counseling, Advocacy, and Referral Agency), East Bay Innovations, Shepherd's Gate homeless shelter, Open Heart Kitchen, Axis Community Health, Tri-Valley Haven, Hayward, Day Labor Center, National Association on Mental Illness, Horizons Family Counseling, CAPE (Community

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Association for Preschool Education), Tri-Valley Housing Opportunity Center, local churches and faith-based groups, and others. In 2014, the Pleasanton HSC adopted a Strategic Plan to provide an implementation strategy for addressing the needs identified in the study (http://www.cityofpleasantonca.gov/pdf/HS-Strategic-Plan-2014.pdf).

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PR-15 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

All aspects of programs administered by the City are conducted with freedom of access for all interested persons. Citizens are encouraged to be involved in the development of programs offered by the City 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 (CAPER), and the Citizen Participation Plan. Community participation is a very important part of the Consolidated Plan development process. As noted in the preceding section, many organizations were contacted during the development period both locally and at the County level.

As described earlier, 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) which is also the beginning of the annual Action Plan (and Consolidated Plan) process. 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. Interested parties have multiple opportunities to participate and provide input on the process starting with annual grant workshops in early December through the annual CAPER hearing held annually in August.

A pre-draft public hearing on the Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI) took place on January 13, 2015 at the Housing and Community Development Advisory Committee meeting. The purpose of the meeting was to present an overview of the Consolidated Plan and AI, 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, 2015. A public hearing will be held on April 16, 2015, 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. Any comments are recorded in the meeting.

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. The City will also post the draft and final plans on its web site. 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.

Additional local citizen participation and outreach efforts are described below.

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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)

Table 161– Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

According to the 2010 U.S. Census, Pleasanton experienced population growth of approximately 11% from 2000 (63,645) to 2010 (70,711). Overall increases in population require planning for new housing, as well as rehabilitation of existing housing stock and efforts to keep the existing housing stock affordable. The Alameda County HOME Consortium has conducted a Housing Needs Assessment, Housing Market Analysis and Homelessness Analysis to provide an overview of the current state of housing and homelessness within the HOME Consortium. The results are provided in the County's section of the Consolidated Plan.

As noted countywide, the recent economic recession substantially increased the number of households with cost burdens and other housing problems both nationally and statewide. While economic conditions have improved throughout Alameda County, the housing market recovery has been slow, resulting in continued housing need. Pleasanton has fared relatively well in terms of a lower rate of foreclosures and property value decline as compared to other cities in Alameda County. At the same time, Pleasanton's position at or near the top of housing costs (for both for-sale and rental housing) enhances challenges for its residents.

As with the County and greater Bay Area region, rental rates have increased significantly and rapidly in Pleasanton since 2010 based on the City's annual survey efforts as well as market data. Statistics available from the Bay East Association of Realtors (www.bayeast.org) support a similar trend for ownership housing in Pleasanton as compared to other areas of the county and region.

The Consortium's housing needs center on cost burdening, affordability, and changing demographics. The Consortium's homeless needs center on identifying homeless populations and the resources currently available. Non-homeless special needs are included in the housing needs and non-housing community development needs. Additionally special needs populations are identified and current resources categorized.

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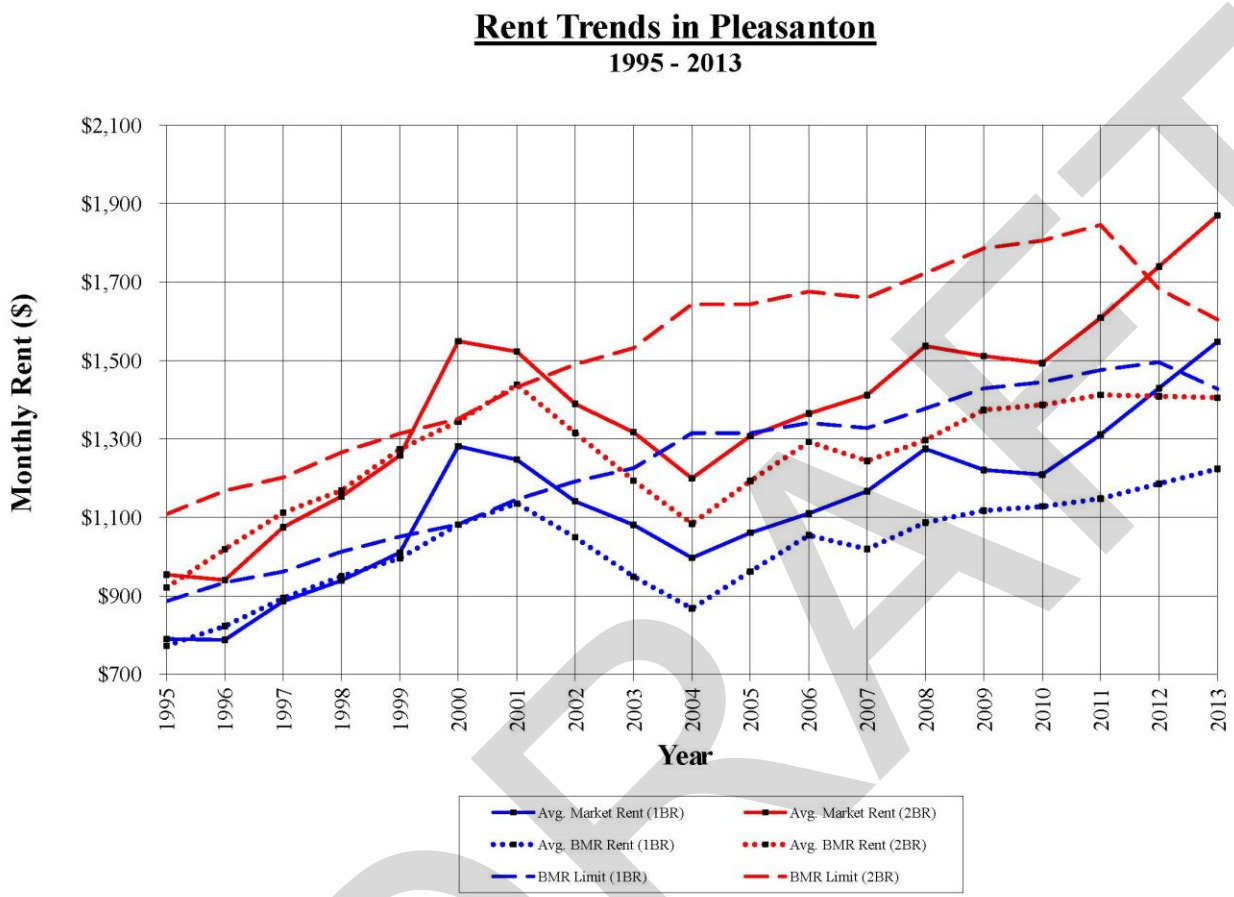

Rent Trends in Pleasanton, 1995-2013

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NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The collective results of a community survey and performance measures (discussed below) offer an informative perspective on how city resources are allocated and measured organizationally. The survey reflects the community's qualitative attitudes surrounding City services while the performance metrics issue a quantitative glimpse of the organization. These results feed into the City's Capital Improvement Program (CIP), which is a four-year financial plan for capital improvement projects identifying the capital needs required to maintain and expand public facilities and infrastructure such as streets, parks, and water and sewer systems. Most projects in the CIP are funded with local sources.

How were these needs determined?

In 2013 the City established a priority to initiate performance measures that would be assessed annually to measure progress and set meaningful targets for key service areas to the public such as public safety, dependable infrastructure, economic development, and library and recreation services. Ongoing, the goal is to measure against data from previous years and to set meaningful targets for key service areas. Targets are generally derived from approved general plans, master plans, as well as internal and external benchmarks and established industry standards. By measuring programs using a variety of data, the City can see how Pleasanton's present state relates to its past indicators and future goals and objectives.

Concurrently, a community survey was conducted to determine the top concerns of Pleasanton residents, their attitudes toward city government, and how much they use city services and interface with city staff. Using the new metric platform in tandem with the results of the community survey, we were able to set a benchmark in which to gauge performance. The methodology used for the community survey was a telephone survey of 600 randomly selected Pleasanton voters, with a margin of sampling error of +/-3.7 % at the 95% confidence level. The key findings of the telephone survey revealed that Pleasanton residents have exceptionally high levels of satisfaction with the local quality of life and city services, with seven in ten residents identifying the city as an excellent place to live. Polled residents also gave the City high marks on public safety services and its protection of water quality. Interestingly, the longer residents live here, the higher they rate the city. We also found that 97% of those polled considered Pleasanton an excellent or good place to raise children.

Describe the jurisdiction's need for Public Improvements:

See above.

How were these needs determined?

See above.

Describe the jurisdiction's need for Public Services:

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The detailed results from the 2011 Tri-Valley Human Services Needs Assessment (discussed below) are available on the City's web site at http://www.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=24607.

How were these needs determined?

In 2011, Resource Development Associations (RDA), a local consulting firm specializing in strategic planning and evaluation for local government and nonprofit entities, facilitated a broad-based community-driven assessment of human service needs in Eastern Alameda County (commissioned jointly by the Tri-Valley cities of Pleasanton, Livermore, and Dublin). The effort resulted in the adoption in late 2011 of the Tri-Valley Human Services Needs Assessment which identified strengths as well as gaps in human services in the Tri-Valley region (the full study is available on the City's web site at http://www.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=24607). In addition to multi-jurisdictional collaboration, the study involved several community surveys as well as direct consultation with a large number of nonprofit agencies, individuals, and other interested parties in a variety of settings and formats (e.g., key informant interviews, focus discussion groups, etc.). Agencies consulted included Child Care Links, Alameda County Public Health, WHEELS (local transit company), YMCA, County Welfare / Food Stamp Program, ECHO Housing, Senior Support of the Tri-Valley, County Behavioral Health, Abode Services, Easter Seals, Community Resources for Independent Living (CRIL), DCARA (Deaf Counseling, Advocacy, and Referral Agency), East Bay Innovations, Shepherd's Gate homeless shelter, Open Heart Kitchen, Axis Community Health, Tri-Valley Haven, Hayward, Day Labor Center, National Association on Mental Illness, Horizons Family Counseling, CAPE (Community Association for Preschool Education), Tri-Valley Housing Opportunity Center, local churches and faith-based groups, and others. In 2014, the Pleasanton HSC adopted a Strategic Plan to provide an implementation strategy for addressing the needs identified in the study (http://www.cityofpleasantonca.gov/pdf/HS-Strategic-Plan-2014.pdf).

Based on the needs analysis above, describe the State's needs in Colonias

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis examines current and projected population figures, income levels, ethnic composition, and age composition to obtain a profile of the residents who make up the Consortium's housing market. It also describes characteristics of the housing stock, including general supply, condition, and housing available to people with special needs. The Housing Market Analysis also includes a profile of public and other assisted housing available, and the supportive housing, services, and facilities available for special needs populations.

The Alameda County 2015 Analysis of Impediments to Fair Housing found that the lack of affordable housing results in significant hardships for low-income households, preventing them from meeting other basic needs. Moderate income households are also increasingly being affected by the raising costs of housing and associated costs (taxes, insurance, homeowners' association fees, and home maintenance and repairs). Because home ownership is out of reach for many residents, low- and moderate-income households generally rent their homes as opposed to purchasing one. Of the 362,604 occupied housing units located in the Consortium, 60.5% are owner-occupied and the other 39.5% of homes are occupied by tenants.

Household incomes vary greatly across Consortium jurisdictions. Pleasanton is the highest-income entitlement jurisdiction with a median household income of $111,200 in 2014. It also has the newest housing stock with a median year built of 1983, just over 20 years old. Pleasanton is among the five Consortium jurisdictions with the highest volume of all single-family home sales in the first half of 2014. These cities (Pleasanton, Fremont, Hayward, Livermore, and San Leandro) account for half of all sales in the County, and nearly two-thirds of sales in the Consortium, during that period. The median sales price in Pleasanton in 2014 was $874,500 for single family units and $463,500 for condominiums which was significantly above the county-wide averages of $605,000 and $405,000, respectively.

As of July 2014, the average monthly rent across all Consortium jurisdictions is $1,819, up from $1,360 in 2009. Average rents are highest in Pleasanton, Dublin, and Emeryville, where rents range from $2,030 to $2,410. During the same period, the highest vacancy rate in the Consortium was found to be in Pleasanton (4.2 percent). However, this rate is significantly lower than the rate of 5.0 percent, which is generally viewed by housing economists as the level sufficient to provide adequate choice and mobility for households in the rental market. More recent anecdotal data indicate that the vacancy rate has likely decreased further during the past year. The extremely low vacancy rates throughout the Consortium indicate a tight rental housing market in Alameda County, where options for renter households are highly constrained.

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MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	180	31	1	0	-1
Arts, Entertainment, Accommodations	2,323	4,118	9	9	0
Construction	1,258	2,150	5	5	0
Education and Health Care Services	3,401	5,182	14	12	-2
Finance, Insurance, and Real Estate	1,688	2,956	7	7	0
Information	1,311	2,754	5	6	1
Manufacturing	3,679	2,699	15	6	-9
Other Services	1,062	1,202	4	3	-1
Professional, Scientific, Management Services	5,074	13,156	21	29	8
Public Administration	0	0	0	0	0
Retail Trade	2,516	6,728	10	15	5
Transportation and Warehousing	664	928	3	2	-1
Wholesale Trade	1,583	2,741	6	6	0
Total	24,739	44,645	--	--	--

Table 162 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	36,372
Civilian Employed Population 16 years and over	33,765
Unemployment Rate	7.17
Unemployment Rate for Ages 16-24	14.70
Unemployment Rate for Ages 25-65	5.20

Table 163 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	14,490
Farming, fisheries and forestry occupations	955
Service	2,214
Sales and office	7,619
Construction, extraction, maintenance and repair	1,542
Production, transportation and material moving	1,016

Table 164 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,077	55%
30-59 Minutes	10,048	32%
60 or More Minutes	3,979	13%
Total	***31,104***	***100%***

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Table 165 - Travel Time
Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	1,067	105	302
High school graduate (includes equivalency)	2,777	280	968
Some college or Associate's degree	7,177	605	2,169
Bachelor's degree or higher	18,049	1,009	3,933

Table 166 - Educational Attainment by Employment Status
Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	234	88	193	206	362
9th to 12th grade, no diploma	382	175	363	449	489
High school graduate, GED, or alternative	1,729	856	825	2,344	2,068
Some college, no degree	1,383	1,401	1,841	3,270	1,459
Associate's degree	306	704	706	2,040	511
Bachelor's degree	843	2,718	4,357	6,919	1,458
Graduate or professional degree	112	1,384	3,059	4,567	940

Table 167 - Educational Attainment by Age
Data Source: 2007-2011 ACS

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Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,200
High school graduate (includes equivalency)	38,494
Some college or Associate's degree	51,590
Bachelor's degree	80,140
Graduate or professional degree	107,231

Table 168 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the City's Economic Development Strategic Plan adopted in October 2013, Pleasanton's largest industry sectors are Information; Professional, Scientific, and Technical Services; Retail Trade; Manufacturing; and Finance and Insurance. Of these, the Information and Professional, Scientific, and Technical sectors have experienced rapid employment growth in Pleasanton relative to the Tri-Valley and East Bay, and the Information and Finance and Insurance industries are heavily concentrated in Pleasanton compared to the Tri-Valley. However, the Finance and Insurance sector has experienced slow growth relative to the Tri-Valley overall as Pleasanton has further specialized in technical fields compared to places like Dublin and San Ramon.

Describe the workforce and infrastructure needs of the business community:

- Pleasanton's population historically grew very rapidly relative to the larger region, but this growth is now likely to slow, especially compared to Tri-Valley peer cities.
- The city remains a family-focused community that features highly-educated and high-income residents drawn to its excellent schools and general quality of life.
- There is a need to ensure that the city's housing stock accommodates Pleasanton's diverse household types including smaller households, renters, and aging seniors. Recently approved and proposed multi-family housing developments will help meet the need for additional and more diverse types of housing.
- Pleasanton is a jobs-rich community with a high rate of workers commuting into the city for work; nearly one-quarter of those workers commute via alternatives to driving alone thanks to BART and other access options, but local businesses desire improved local transit options. Alternatives to driving will become increasingly important as freeway congestion grows.

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- Pleasanton's high in-commute rates and high ratios of jobs to employed residents and housing suggest that the city has a shortage of workforce housing. This may pose a challenge for future competitiveness if traffic congestion increases and job growth continues to outpace housing growth.
- The newer business park areas in Pleasanton do not generate significant cost to the city, due to the fact that they contribute their own resources toward public safety and maintenance of facilities and infrastructure internal to the area (e.g., Hacienda Owners Association has its own security patrols and maintains the landscaping, lighting, traffic signals, sidewalks, street furniture, and other public amenities and infrastructure per an agreement with the City of Pleasanton that expires in 2039). Older business areas, such as Valley and Stanley Business Parks, have infrastructure needs and place greater demands on the City.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Pleasanton faces increased competition for retail sales, and many of its existing unanchored centers may require reinvestment or repositioning. Competing retail offerings at Dublin and Livermore are an ongoing threat to Pleasanton's retail dominance. These centers offer "big box" stores and lifestyle center formats not found in Pleasanton. In addition, many of the City's older, unanchored shopping centers generate relatively low taxable revenues per square foot – approximately half of that generated by anchored, larger centers. To stay competitive, smaller unanchored shopping centers and Downtown Pleasanton may require strategic reinvestment and possible expansion or redevelopment (most of these efforts will involve private sector investment). Pleasanton's attractions and amenities may not be well known to leisure visitors. While Pleasanton and the Tri-Valley have successfully attracted business travelers, there is a need to raise awareness about the unique assets in the City, including the Alameda County Fairgrounds, Downtown Pleasanton, arts, and other amenities to increase leisure visitation to Pleasanton. The City's Economic Development Strategic Plan includes a specific policy to collaborate with the Pleasanton Downtown Association and downtown business/property owners to create and implement a retail recruitment and retention strategy specifically targeted to downtown.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Within the Tri-Valley, office/flex locations near the I-580/I-680 interchange and BART stations are most appealing to businesses. Locations near the I-580/I-680 interchange and BART tend to be most desirable for office/flex users due to their excellent access to the regional workforce and other destinations. Data indicate that there is a relatively high workforce population in the region that is suited to the number and type of higher wage jobs available in Pleasanton. However, as noted earlier, there appears to be a gap in housing (both quantity and affordability) to accommodate lower wage workers.

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Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Most workforce training initiatives are market driven and do not involve direct City support or administration. The City's efforts are primarily focused on addressing employment issues as they relate to housing and income. To address this, the City has operated the Tri-Valley Housing Scholarship Program (TVHSP) since the 1990's in partnership with Abode Services. The TVHSP provides temporary (up to two years) housing subsidies for residents who are in educational and job training programs with a goal of achieving a higher living wage to enable self-sufficiency. Las Positas Community College is one of the partners in the program. The TVHSP supports Pleasanton's Consolidated Plan priorities to increase the availability of affordable rental housing and to prevent homelessness.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As with the Consortium at large, the most common housing problem for low to moderate-income households in Pleasanton is cost burden. Renters struggle to afford rental rates and low-income homeowners (particularly single-parent households and seniors on fixed incomes) struggle to afford the cost of household maintenance and repairs. In the latter case, poorly-maintained homes lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. While the number and percentage of cost burdened households in Pleasanton is less than the average throughout the Consortium, the affordability gap is larger because Pleasanton has the highest rents and ownership housing costs within the entire region as noted earlier.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Consortium overall has a diverse population with no one race comprising a majority in 2014. The population of Pleasanton is less diverse although the past decade has seen a trend toward greater diversity. White (non-Hispanic) persons account for 57.2% of the population (32.4% Consortium-wide), while Asians represent 25.6% (31.2% Consortium-wide). Hispanics and Latinos represent 11.6% of the population (23.9% Consortium-wide). Black or African American persons represent 2% (6.8% Consortium-wide), followed by smaller percentages of other races (e.g., Native American, Native Hawaiian / Pacific Islander), mixed race or other.

There are several methods recognized by HUD for defining areas of minority concentration. One method defines areas of minority concentration as census tracts where more than 50% of the population is comprised of a single ethnic or racial group. Another way to define minority concentration is an area where the percentage of all minorities is at least 20% above the overall percentage for the Consortium-wide minority population percentage. Pleasanton does not have any areas of racial or ethnic minority concentration under either definition. Similarly, Pleasanton does not have any concentrations with regard to household income.

What are the characteristics of the market in these areas/neighborhoods?

Not applicable.

Are there any community assets in these areas/neighborhoods?

Not applicable.

Are there other strategic opportunities in any of these areas?

Not applicable.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Pleasanton's section of the HOME Consortium's Strategic Plan will identify the City's own priority needs and describe strategies that the City will undertake to serve the priority needs. The priorities were developed from the analysis in the Needs Assessment and Market Analysis, in addition to community input.

The Consortium updated its Analysis of Impediments to Fair Housing Choice (AI) in January 2015. The AI identified strategies for removing or ameliorating negative effects of public policies that serve as barriers to affordable housing. Policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The housing needs strategy was developed by analyzing the characteristics of the housing market; particularly how the Consortium could use HOME and CDBG funds for rental assistance, production of new units, rehabilitation of existing units, and acquisition of existing units. The three Public Housing Agencies in the Consortium (Alameda County, City of Alameda and City of Livermore Housing Authorities) were consulted to develop the plan to meet the needs of public housing residents and public housing developments. The Alameda County Healthy Homes Department was consulted for strategies to evaluate and reduce lead-based paint hazards. EveryOne Home, Alameda County's Continuum of Care, was consulted for assistance in developing the plan for reducing and ending homelessness. These activities will primarily be funded with Emergency Solutions Grant, HOME Tenant-Based Rental Assistance and CDBG Funds.

The Consortium's Strategic Plan will estimate the HOME, CDBG and ESG resources that will be available to address the Consortium's priority needs. Pleasanton will report on its direct use of CDBG resources, while HOME and ESG resources are reported on a Consortium level.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 169 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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 contracts with Neighborhood Solutions to administer a Housing Rehabilitation Program (HRP) using primarily CDBG funds for 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. 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.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 170 – Priority Needs Summary

1	**Priority Need Name**	Rental Housing Production
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Preservation - Rental Affordable Rental Housing
	Description	Increase the availability of affordable rental housing for extremely low income (30%), very low (50%), and low income (80%) households.

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	Basis for Relative Priority	The need for affordable rental housing in Alameda County has increased dramatically in the past ten years. The need for truly affordable units targeted to low, very low, and extremely low income households far exceeds the supply of affordable rental housing in the Alameda County HOME Consortium. The Alameda County HOME Consortium Housing Needs Analysis indicates that the majority of low income rental households (earning 80 percent or less of the Area Median Income, or AMI) spend more than 30% of their incomes on housing costs. Affordable housing is in short supply throughout the county. Very high cost housing markets reduce the supply of affordable housing even further. During the past several years, the effect has been exacerbated by increased competition in the rental market due from former homeowners who have been displaced due to foreclosure. As rents increase, subsidies in rental assistance programs also increase, which results in a reduction in the number of persons that can be served in these programs.
2	**Priority Need Name**	Housing Preservation
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Preservation - Rental Preservation - Owner
	Description	Preserve existing affordable rental and ownership housing households at or below 80% of Area Median Income (AMI).

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	Basis for Relative Priority	
3	**Priority Need Name**	First Time Homebuyer
	Priority Level	Low
	Population	Low Moderate Large Families Families with Children
	Geographic Areas Affected	
	Associated Goals	First Time Homebuyer
	Description	Assist low and moderate income first time homebuyers.
	Basis for Relative Priority	
4	**Priority Need Name**	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	

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	Associated Goals	Reduction of Housing Discrimination
	Description	Reduce housing discrimination
	Basis for Relative Priority	
5	**Priority Need Name**	Homelessness
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Homelessness Prevention
	Description	Maintain, improve and expand (as needed) the capacity of housing, shelter and services for homeless individuals and families including integrated healthcare, employment services and other supportive services.
	Basis for Relative Priority	
6	**Priority Need Name**	Supportive Housing

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	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Service Enriched Housing
	Description	Increase the availability of service-enriched housing for persons with special needs.
	Basis for Relative Priority	
7	**Priority Need Name**	Community Development - Health Care Access
	Priority Level	High

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	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Improved Health Care Access
	Description	Improve community health and access to basic and specialty care including dental and optometry care, behavioral and mental health care services particularly for low income, uninsured and under-insured residents with emphasis on activities that 1) support the maintenance and expansion of services and programs aimed at wellness and preventative care services; and 2) increase outreach and access for underserved populations including limited English speaking persons, youth, disabled, seniors and homeless persons.
	Basis for Relative Priority	
8	**Priority Need Name**	Community Development - Youth Opportunities
	Priority Level	Low

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	Population	Extremely Low Low Moderate Middle Large Families Families with Children Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Improve Opportunities for Youth
	Description	Increase and maintain affordable and accessible wellness and development opportunities for youth that are age-appropriate.
	Basis for Relative Priority	
9	**Priority Need Name**	Community Development - Seniors
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Elderly Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	Improve Opportunities for Seniors
	Description	Support and expand programs and opportunities that keep seniors engaged and involved in their community.
	Basis for Relative Priority	
10	**Priority Need Name**	Community Development - Emerging Community Needs

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	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Address Emerging Community Needs
	Description	Foster and encourage innovative programs that meet emerging community needs with emphasis on low income and underserved populations.
	Basis for Relative Priority	
11	**Priority Need Name**	Community Development - Infrastructure Improvement
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Non-housing Community Development

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	Geographic Areas Affected	
	Associated Goals	Improve Public Service Support
	Description	Capital improvement projects
	Basis for Relative Priority	
12	**Priority Need Name**	Community Development - Economic Development
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Promote Economic Development Opportunities
	Description	Downtown economic development
	Basis for Relative Priority	

Narrative (Optional)

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SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

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	268,922	30,000	0	298,922	268,922	Program income is an estimate based on projected repayment of past CDBG-funded loans issued through the City's Housing Rehabilitation Program.

Table 171 - Anticipated Resources

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.

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- Support the purchase and rehabilitation and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation through the City's Housing Rehabilitation Program (HRP).
- Continue participation in programs to support affordable homeownership.
- 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 state that may be used to address the needs identified in the plan

The City will utilize publically owned land (approximately 5 acres) for the Kottinger Gardens project which involves the redevelopment of two aging senior housing facilities (240 / 251 Kottinger Drive) with a total of 90 existing units. The new project, when complete, will have a total of 185 units.

Discussion

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PLEASANTON	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Region
Alameda County HCD	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Region
Neighborhood Solutions	Subrecipient	Ownership Rental	Region
EveryOne Home		Homelessness Planning	Region
ECHO HOUSING	Other	Ownership Public Housing Rental	Region
EDEN I&R	Non-profit organizations	Homelessness Public Housing Rental	Region

Table 172 - Institutional Delivery Structure

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Assess of Strengths and Gaps in the Institutional Delivery System

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.

The Tri-Valley cities of Pleasanton, Livermore, and Dublin have a long-standing history of collaboration around housing and community issues as exemplified in the following joint efforts:

- The cities collaborate annually around the federal grant process, holding joint meetings for NOFA / application distribution, contract submission, subrecipient monitoring, and reporting. Staff have worked together to develop standard applications, contracts, and monitoring tools which have improved standardization and resulted in time and cost savings for cities as well as subrecipients. All three cities utilize the same on-line application system (ZoomGrants) which provides a further benefit and convenience to subrecipients.
- As noted earlier, the three cities collaborated on the completion of the Tri-Valley Human Services Needs Assessment in 2011. This multi-jurisdictional effort contributed toward the consistency of policies and programs throughout the subregion while still allowing a degree of independence to include local needs and priorities.
- The cities have collaborated on two Section 108 loans in order to secure federal funds in an amount larger than any one jurisdiction could support on its own. These funds were obtained in 2002 to acquire and rehabilitate a family crisis shelter and more recently in 2015 to construct a community medical clinic. Although one city had to serve as the lead agency (Livermore in 2002; Pleasanton in 2015), in both cases the cities entered into an agreement to share repayment of the loans.
- The cities collaborated in 2005 to open the Tri-Valley Housing Opportunity Center (TVHOC) as a clearing house to provide home buyer education and coordinate the delivery of housing services on a regional basis. The TVHOC started out initially with a focus on first-time home buyer programs but its mission has expanded to address emerging priorities such as foreclosure prevention and income tax preparation assistance.

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.

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Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 173 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The County's section of the Consolidated Plan includes a detailed description of county-level stakeholders and services. Many of these provide direct services in Pleasanton and other East County jurisdictions.

Key stakeholders in Pleasanton include Axis Community Health (community clinics, public benefits coordination), Pleasanton Unified School District (student health programs), Tri-City Health Center (East County AIDS Advocacy), Tri-Valley Haven (food bank; domestic violence and family shelters), Open Heart Kitchen (family and senior food programs), Spectrum Community Services (meal delivery programs), ECHO Housing (housing counseling and tenant-landlord services), Abode Services (homelessness prevention), Legal Assistance for Seniors (free legal aid for seniors), Community Resources for Independent Living (disabled advocacy and support), East Bay Innovations (disabled advocacy and support), CALICO (child abuse intervention), Bay Area Community Services (mental and disabled services), and Eden Information and Referral (2-1-1 Alameda County information line).

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service delivery system for persons experiencing homelessness is primarily coordinated at the County level. A detailed description of the network is included in the County's section of the Consolidated Plan.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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 housing providers and service providers, particularly those addressing housing needs of the homeless and special needs populations. As described earlier, the cities of Pleasanton, Livermore, and Dublin have a long-standing history of collaboration on a variety of housing and community development matters, and the cities continue to build on this 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 through the implementation in 2010 of its new Housing and Human Services Grant (HHSG) program which also uses a web-based grant management system (ZoomGrants). 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.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-45 Goals - 91.415, 91.215(a)(4)

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		Rental Housing Production		Rental units constructed: 50 Household Housing Unit
2	Preservation - Owner	2015	2019	Affordable Housing		Housing Preservation	CDBG: $74,800	Rental units rehabilitated: 50 Household Housing Unit
3	Preservation - Rental	2015	2019	Affordable Housing		Rental Housing Production Housing Preservation	CDBG: $0	Rental units rehabilitated: 50 Household Housing Unit
4	First Time Homebuyer	2015	2019	Affordable Housing		First Time Homebuyer	CDBG: $0	Direct Financial Assistance to Homebuyers: 20 Households Assisted
5	Reduction of Housing Discrimination	2015	2019	Fair housing		Fair Housing		Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
6	Homelessness Prevention	2015	2019	Homeless		Homelessness		Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
7	Service Enriched Housing	2015	2019	Affordable Housing		Supportive Housing		Rental units constructed: 20 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Improved Health Care Access	2015	2019	Non-Homeless Special Needs		Community Development - Health Care Access	CDBG: $100,000	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
9	Improve Opportunities for Youth	2015	2019	Youth Services		Community Development - Youth Opportunities		Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
10	Improve Opportunities for Seniors	2015	2019	Senior Services		Community Development - Seniors	CDBG: $26,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
11	Address Emerging Community Needs	2015	2019	Public Services		Community Development - Emerging Community Needs	CDBG: $14,338	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
12	Improve Public Service Support	2015	2019	Non-Homeless Special Needs		Community Development - Infrastructure Improvement	CDBG: $0	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Promote Economic Development Opportunities	2015	2019	Non-Housing Community Development		Community Development - Economic Development	CDBG: $0	Businesses assisted: 5 Businesses Assisted

Table 174 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Rental Housing
	Goal Description	Encourage the inclusion of affordable rental housing by the private sector in new housing developments.
2	**Goal Name**	Preservation - Owner
	Goal Description	Provide Minor Home Repair assistance to low and moderate income homeowners in order to maintain and preserve their housing.
3	**Goal Name**	Preservation - Rental
	Goal Description	Identify existing rental properties that might benefit from rehabilitation. 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	Assist moderate and middle income, first-time homebuyers through provision of City-assisted down payment assistance and second mortgage loans.
5	**Goal Name**	Reduction of Housing Discrimination
	Goal Description	Continue to support programs to reduce housing discrimination by investigating complaints, counseling tenants and landlords, and educating the owners and managers of rental housing in Pleasanton through fair housing and complaint investigation services
6	**Goal Name**	Homelessness Prevention
	Goal Description	Pursue continued funding and renewal of subsidized rental assistance programs such as Supportive Housing Program (SHP), Shelter Plus Care (S+C), Project Independence and Section 8.
7	**Goal Name**	Service Enriched Housing
	Goal Description	Promote the production of affordable housing both transitional and permanent with supportive services by supporting the acquisition and rehabilitation and new construction of units by non-profit developers.

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8	**Goal Name**	Improved Health Care Access
	Goal Description	Increase the availability and access to basic and specialty care including dental and optometry care, behavioral and mental health care services particularly for low income, uninsured and under-insured residents.
9	**Goal Name**	Improve Opportunities for Youth
	Goal Description	Support the provision of adequate child care and supervised youth activities
10	**Goal Name**	Improve Opportunities for Seniors
	Goal Description	Improve access to senior programs for homebound seniors
11	**Goal Name**	Address Emerging Community Needs
	Goal Description	Foster and encourage innovative programs that meet emerging community needs with emphasis on low income and underserved populations; continue implementation and refinement of the Housing and Humans Services Grant (HHSG) program as a resource for fostering innovative programs and services.
12	**Goal Name**	Improve Public Service Support
	Goal Description	Provide HHSG funds to approximately 10 to 15 local non-profit agencies each year in the following areas: child care services; services for persons with developmental disabilities; shelter, counseling, and related services for domestic violence victims; pediatric medical services; services for victims of HIV/AIDS; services to Pleasanton school-age at-risk youth; meal delivery service to homebound elderly persons; Alzheimer's counseling and referral services and senior day care; bereavement counseling for low income seniors.
13	**Goal Name**	Promote Economic Development Opportunities
	Goal Description	Continue to support the Downtown Design Assistance loan program using City funds; assist businesses based on demand; if increased need is perceived, consider expanding the program and adjusting according to level and types of need.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

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SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

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.

How are the actions listed above integrated into housing policies and procedures?

Actions to address lead poisoning and lead-based paint hazards are addressed routinely through ongoing application of the Uniform Building Code and by specific policies and procedures within the City's Housing Rehabilitation Program (HRP). The agency that administers the HRP is lead-certified and includes lead inspection for any properties where lead poisoning is a potential hazard.

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SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

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 2015, it is $92,900. This is a 37% increase in 15 years. Many lower income families are not keeping pace when incomes rise.

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 recently approved a formal award of 50 Project-based Section 8 Vouchers for the first phase of the Kottinger Gardens senior housing development.]

Several years ago, the City established an Economic Vitality Committee to promote economic development in Pleasanton. At the time, a new staff position of Economic Vitality Manager was created. This individual helps to coordinate the efforts of the Committee, which works closely with the Pleasanton Chamber of Commerce and the Pleasanton Convention and Visitors Bureau to promote increased economic development and community job retention. Due to a strong local economy in recent years, Pleasanton has had significant success in attracting new retail commercial, office, and industrial development to the City. Existing business and retail complexes have drawn significant new commercial development and have created new employment opportunities for residents and non-residents.

The City of Pleasanton's Housing Commission, with support from the City Council and Planning Commission, has aggressively pursued new affordable housing both for rental and ownership during the past several years through its Inclusionary Zoning Ordinance. Although inclusionary policies have been hindered by recent statewide legislation, the City has continued to negotiate affordability agreements that have resulted in the approval of over 300 new below-market rent units (many at the very low income level) that are expected to be built out over the next several years as part of over 2,000 new apartments in Pleasanton.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

A strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and groups overseeing these efforts on an inter-jurisdictional basis, particularly at the broader county level. These groups, including the HOME Consortium Technical

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Advisory Committee (TAC), the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the HOME Consortium. Non-housing community development programs within the Consortium have focused coordination on community development including infrastructure improvements, economic development, accessibility improvements or child care.

Locally, the Tri-Valley Housing Scholarship Program provides assistance on a small scale to promote self-sufficiency for persons who are in job training on the path to attaining living wage employment and stability. Additional county-level programs are addressed in detail in the County's section of the Consolidated Plan.

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.

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SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Pleasanton will monitor progress on activities undertaken with HUD funds as part of its on-going performance monitoring procedures. This includes: bi-monthly meetings of the HOME Consortium Technical Advisory Committee where project progress is updated; monthly meetings of the City of Pleasanton Housing and Human Services Commissions, which provide citizen input on housing and public service policy and implementation in the City; and a semi-annual review of the progress of each subrecipient of federal (and local) funds, including the annual CAPER review. The City is committed to ensuring that the funds it administers are used for the intended beneficiaries as specified by local, state and federal regulations.

Pleasanton has adopted and put into operation procedures to monitor the operations of its programs. These procedures include: Public and City Council monitoring through public hearings and periodic reports to City Council; regular progress review meetings; staff evaluation; annual evaluation of priorities; submission of progress reports; periodic site visits and program evaluations; financial monitoring, record keeping, and reporting requirements; review of periodic project reports and invoicing and payment requests from outside agencies; and notification of non-compliance.

As noted earlier, all subrecipients of Pleasanton HHSG funds utilize a web-based system for applying, reporting, and invoicing. This relatively new tool has enhanced the City's ability to effectively and proactively monitor its grant recipients. In addition, staff from the cities of Pleasanton and Livermore conduct many monitoring visits jointly in cases where funding is provided to the same subrecipient for the same activity. This collaboration not only provides a significant benefit to the subrecipient (by requiring one instead of two separate monitoring visits), but enhances staff efficiency and effectiveness inasmuch as staff persons are able to support one another to ensure that the monitoring is comprehensive and thorough.

As a member of the Alameda County HOME Consortium, the City of Pleasanton will comply with statutory requirements required by the Community Development Block Grant Program, the HOME Program, and other federal funding programs (as applicable). These include but are not limited to: the National Environmental Policy Act, Fair Housing and Equal Opportunity, Affirmative Marketing, Accessibility, Section 3 of the Housing and Urban Development Act of 1968, Minority/Women's Business Enterprise outreach, labor requirements, contracting and procurement practices, the Lead-Based Paint Poisoning Prevention Act, and the Uniform Relocation Act. The City maintains standards and procedures to ensure long-term compliance with these requirements.

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Expected Resources

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

Introduction

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	268,922	30,000	0	298,922	268,922	Program income is an estimate based on projected repayment of past CDBG-funded loans issued through the City's Housing Rehabilitation Program.

Table 175 - 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 purchase and rehabilitation and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation through the City's Housing Rehabilitation Program (HRP).
- Continue participation in programs to support affordable homeownership.
- Continue to provide support to nonprofit, community-based housing developers and service

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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

The City will utilize publically owned land (approximately 5 acres) for the Kottinger Gardens project which involves the redevelopment of two aging senior housing facilities (240 / 251 Kottinger Drive) with a total of 90 existing units. The new project, when complete, will have a total of 185 units.

Discussion

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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	Affordable Rental Housing	2015	2019	Affordable Housing		Rental Housing Production		Rental units constructed: 20 Household Housing Unit
2	Preservation - Owner	2015	2019	Affordable Housing		Housing Preservation	CDBG: $74,800	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Preservation - Rental	2015	2019	Affordable Housing		Housing Preservation		Rental units rehabilitated: 10 Household Housing Unit
4	First Time Homebuyer	2015	2019	Affordable Housing		First Time Homebuyer	CDBG: $0	Direct Financial Assistance to Homebuyers: 5 Households Assisted
5	Reduction of Housing Discrimination	2015	2019	Fair housing		Fair Housing	CDBG: $0	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
6	Homelessness Prevention	2015	2019	Homeless		Homelessness	CDBG: $0	Homelessness Prevention: 20 Persons Assisted
7	Service Enriched Housing	2015	2019	Affordable Housing		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		Community Development - Health Care Access	CDBG: $100,000	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Improve Opportunities for Youth	2015	2019	Youth Services		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		Community Development - Seniors	CDBG: $26,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
11	Address Emerging Community Needs	2015	2019	Public Services		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		Community Development - Infrastructure Improvement	CDBG: $14,338	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
13	Promote Economic Development Opportunities	2015	2019	Non-Housing Community Development		Community Development - Economic Development	CDBG: $0	Businesses assisted: 1 Businesses Assisted

Table 176 – 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.

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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 with an emphasis on assisting the construction of the new clinic located at 5925 West Las Positas Blvd. in Pleasanton (and its satellite facilities).
9	**Goal Name**	Improve Opportunities for Youth
	Goal Description	Continue to implement the recommendations in the City's adopted Youth Master Plan.

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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.
11	**Goal Name**	Address Emerging Community Needs
	Goal Description	Strive to approve one new program or service for low income and/or underserved populations during the fiscal year.
12	**Goal Name**	Improve Public Service Support
	Goal Description	Provide services in the following areas: child care services; services for persons with developmental disabilities; shelter, counseling, and related services for domestic violence victims; pediatric medical services; services for victims of HIV/AIDS; services to Pleasanton school-age at-risk youth; meal delivery service to homebound elderly persons; Alzheimer's counseling and referral services and senior day care; bereavement counseling for low income seniors.
13	**Goal Name**	Promote Economic Development Opportunities
	Goal Description	Assist one to two businesses during the fiscal year according to demand.

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AP-35 Projects - 91.420, 91.220(d)

Introduction

This section of the Action Plan includes the programs and activities which the City of Pleasanton will carry out to implement its Housing and Community Development Strategic Plan during FY2015/2016.

This section describes individual activities to be funded with FY2015/2016 Community Development Block Grant (CDBG) funding. The City's use of HOME funding is addressed separately under the County's section of the Consolidated Plan. This section also includes a description of how Pleasanton 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., the City's Housing Rehabilitation Program), 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.

#	Project Name
1	City of Pleasanton
2	Axis Community Health - Construction of New Clinic
3	Neighborhood Solutions - Housing Rehabilitation Program
4	Spectrum Community Services - Meals on Wheels Program
5	Open Heart Kitchen - Ridge View Commons Senior Meal Program
6	Open Heart Kitchen - Hot Meal and Weekend Box Lunch Program
7	Open Heart Kitchen - Pleasanton Senior Center Congregate Meal Program

Table 177 – 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 Pleasanton, 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 Pleasanton 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 smaller cities like Pleasanton which does not receive a significant allocation of CDBG funds.

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AP-38 Project Summary

Project Summary Information

1	**Project Name**	City of Pleasanton
	Target Area	
	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	:

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	Description	Administration of CDBG program by City of Pleasanton staff.
	Target Date	6/30/2016
	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 - Construction of New Clinic
	Target Area	
	Goals Supported	Improved Health Care Access
	Needs Addressed	Community Development - Health Care Access
	Funding	:
	Description	Construction of new community health clinic at 5925 West Las Positas Blvd.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 2,400 unduplicated individuals will receive medical services during the fiscal year.
	Location Description	5925 West Las Positas Boulevard, Pleasanton, CA 94588
	Planned Activities	Construction of the clinic improvements began 3/30/2015 and will continue through the end of 2015.
3	**Project Name**	Neighborhood Solutions - Housing Rehabilitation Program
	Target Area	
	Goals Supported	Preservation - Owner Preservation - Rental
	Needs Addressed	Housing Preservation
	Funding	:

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	Description	Provision of grants and loans to low-income Pleasanton home owners and rental housing tenants through the City's Housing Rehabilitation Program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	10 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**	Spectrum Community Services - Meals on Wheels Program
	Target Area	
	Goals Supported	Improved Health Care Access Improve Opportunities for Seniors Improve Public Service Support
	Needs Addressed	Community Development - Seniors
	Funding	:
	Description	Provision of home-delivered meals to homebound seniors in Pleasanton.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 unduplicated seniors will received home delivered meals during the fiscal year.
	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
	Target Area	
	Goals Supported	Improve Opportunities for Seniors Address Emerging Community Needs Improve Public Service Support
	Needs Addressed	Community Development - Seniors

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	Funding	:
	Description	Provision of a hot meal program on weekday evenings to Pleasanton seniors. Meals are served at Ridge View Commons senior apartments.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	100 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
	Planned Activities	
6	**Project Name**	Open Heart Kitchen - Hot Meal and Weekend Box Lunch Program
	Target Area	
	Goals Supported	Address Emerging Community Needs Improve Public Service Support
	Needs Addressed	Community Development - Emerging Community Needs
	Funding	:
	Description	Provision of hot meals at Trinity Lutheran Church in Pleasanton with distribution of box lunches for weekend nutrition.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 unduplicated residents will benefit from the hot meal and weekend box lunch program.
	Location Description	Trinity Lutheran Church, 1225 Hopyard Road, Pleasanton, CA 94566
	Planned Activities	
7	**Project Name**	Open Heart Kitchen - Pleasanton Senior Center Congregate Meal Program
	Target Area	
	Goals Supported	Improve Opportunities for Seniors Address Emerging Community Needs Improve Public Service Support

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	Needs Addressed	Community Development - Seniors Community Development - Emerging Community Needs
	Funding	:
	Description	Provision of hot weekday lunches to seniors in a congregate setting at the Pleasanton Senior Center.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 unduplicated seniors will benefit from the congregate lunch program at the Pleasanton Senior Center during the fiscal year.
	Location Description	Pleasanton Senior Center, 5353 Sunol Boulevard, Pleasanton, CA 94566
	Planned Activities	

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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

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 178 - Geographic Distribution

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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 contracts with Neighborhood Solutions to administer a Housing Rehabilitation Program (HRP) using primarily CDBG funds for 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

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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 2015, it is $92,900. This is a 37% increase in 15 years. Many lower income families are not keeping pace when incomes rise.

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 recently 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

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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 through the implementation in 2010 of its new Housing and Human Services Grant (HHSG) program which also uses a web-based grant management system (ZoomGrants). 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 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.

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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 through the implementation in 2010 of its new Housing and Human Services Grant (HHSG) program which also uses

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a web-based grant management system (ZoomGrants). 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.

Discussion

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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	268,922
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.	1,250,000
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:	**1,518,922**

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%

Discussion

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Executive Summary

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

1. Introduction

The Draft 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 2015-2016 Annual Action Plan (Action Plan) represents the first 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:

- Provide decent housing
- Provide a suitable living environment
- 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.

HOME funds, meanwhile, must be used specifically for housing opportunities for low- and moderate-income persons.

The City anticipates receiving approximately $628,306 in CDBG funds. In addition, the City anticipates receiving approximately $141,964 in new HOME funds available for general administration and affordable housing projects as part of the Alameda County HOME Consortium.

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

The City's Five-Year Consolidated Plan is divided into four (4) Priority Needs: Affordable Housing, Homelessness, Supportive Housing, and Community Development Needs. Community Development Needs include public services, public facilities improvements, and economic development. The following section provides a brief overview of the proposed needs, objectives and activities in the Consolidated Plan.

Affordable Housing Needs

In the Five-Year Plan, the City proposes to take several actions to address the need for affordable housing in the City. The City will continue allocating CDBG funds primarily to provide fair housing services and preserve affordable housing, primarily through the City's Single-Family Housing Rehabilitation Grant Program. Additionally, HOME funds will be applied to potential affordable rental or ownership housing projects, including new construction or acquisition and rehabilitation.

Homelessness Needs

San Leandro has traditionally used the CDBG Program to support a number of homeless-serving activities. Proposed activities include operational funding for programs, specifically the Davis Street Family Resource Center, which is a community social service agency that provides homeless services.

Supportive Housing Needs

The City intends to primarily use available HOME funds for any future transitional or permanent supportive housing projects that will serve San Leandro residents with special needs.

Community Development Needs – Economic Development

If funding is available, the City may seek to allocate its CDBG funds to provide loans to eligible small businesses for property upgrades in the next five (5) years.

Community Development Needs - Public Services

In the Five-Year Plan, the City proposes to continue providing program operational grants to these non-profit agency social services providers serving San Leandro residents. During the next five (5) years, the types of services considered priorities for CDBG funds are likely to include basic needs programs for low-income individuals and families, meal delivery to homebound seniors, and shelter programs. In accordance with HUD regulations, the City cannot commit more than 15% of its annual CDBG allocation (plus the estimated CDBG generated program income from the current fiscal year) toward public services.

Community Development Needs - Public Facilities and Improvements

Over the next five (5) years, the City hopes to use available CDBG funds to fund ADA improvements to public facilities, install ADA curb ramps throughout the City, and assist non-profit social service agencies serving San Leandrans with necessary facility improvements. The City will also use CDBG funds for

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principal and interests payments in accordance to the 20-year repayment schedule for the City's $2.5 million HUD Section 108 Loan used to construct the City's senior center.

3. Evaluation of past performance

The City's HUD-approved Consolidated Annual Performance and Evaluation Reports (CAPERS) for each of the last four fiscal years covering the FY 2010-2014 Consolidated Plan period (July 1, 2010 through June 30, 2015) assess the effectiveness of the CDBG-funded programs and activities in meeting the priority needs for San Leandro.

4. Summary of citizen participation process and consultation process

HUD Consolidated Plan regulations 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 Proposed Five-Year Strategic Plan and Proposed Annual Action Plan are published for public comment.

The City conducted two (2) community meetings in geographically dispersed locations to enable more citizens to attend the meetings. They were held on January 20th and 28th of 2015 and were advertised through many outlets including the City website, City facilities like the City Hall, public libraries, and community center, and a local ad and consecutive weekly press releases in the City's local newspaper *San Leandro Times*. In addition, public service providers and other organizations on the CDBG mailing list, the City's homeowners associations, and other interested parties and individuals were notified of the community meetings via both email notices and mailings. The community meetings were held to elicit public comments on what the City's housing and community development priority needs and objectives should be for the next five (5) years. Priority Needs surveys were distributed at these two (2) public meetings. A web link to a surveymonkey.com version of the Priority Needs survey was also emailed to the City's CDBG distribution list, which includes the African American, Asian, and Latino Business Councils, community-based organizations (CBOs), Below Market Rate (BMR) property managers, and San Leandro and San Lorenzo School Districts, and posted on the City's website to allow those who could not attend the public meetings the opportunity to voice their opinions and concerns regarding the housing and community development needs of the City. In all, City staff received a total of thirty-three (33) survey responses (6 paper survey responses and 27 surveymonkey responses).

Notice of the availability of the Draft Consolidated Plan for a 30-day public comment period was published in the *The Daily Review* newspaper on February 26, 2015. The City Council will hold a public hearing on March 16, 2015 to receive initial public input on the draft Consolidated Plan and draft Annual Action Plan and to begin the 30-day comment period from March 20th through April 20th, 2015. Both drafts shall be available for review at City Hall (at the City Clerk's office and City's Community Development Department), at the Main Library, and on the City's website at http://www.sanleandro.org/depts/cd/housing/plans.asp during the 30-day period. The public notice for the April 20th public hearing will be published in a locally circulated newspaper *Daily Review* on April 2, 2015. The Council will hold a public hearing on the final versions of both Plans on April 20th, 2015 City Council Meeting.

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5. Summary of public comments

The public comment period will commence on March 20th and end on April 20th, 2015.

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

Not applicable.

7. Summary

As with the previous five-year Consolidated Plan period, the City of San Leandro will continue to fund CDBG-eligible programs and activities that meet the housing and community development needs in San Leandro that are identified in the City's FY 2015-2019 Consolidated Plan.

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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	SAN LEANDRO	
CDBG Administrator	SAN LEANDRO	
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 179– Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

- Steve Hernandez
  Housing Specialist II
  City of San Leandro
  Community Development Department
  Housing Services Division
  835 East 14th Street
  San Leandro, CA 94577
  510-577-6005
  shernandez@sanleandro.org

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PR-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 FY 2015-2019 Consolidated 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 Consolidated 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 five-year Consolidated Plan period. 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, job preparation and placements, case management, and other 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.

Since 2010, public services have been primarily supported by CDBG funds through the CDBG funds through 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 and recommends to the City Council possible ways to meet those needs. HSC also evaluates and encourages the provision of social services in the City, 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.

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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 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 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

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

Table 180– Agencies, groups, organizations who participated

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?	

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 2015-2019 Consolidated Plan both address the region's homelessness needs.

Table 181– Other local / regional / federal planning efforts

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Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Alameda County HOME Consortium, which consists of the Alameda County Housing and Community Development Department (HCD) as the lead agency and the following 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, is coordinating with the adoption of the five-year consolidated planning cycle starting July 1, 2015 through June 30, 2020.

Narrative

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PR-15 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

HUD Consolidated Plan regulations 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 Proposed Five-Year Strategic Plan and Proposed Annual Action Plan are published for public comment.

The City conducted two (2) community meetings in geographically dispersed locations to enable more citizens to attend the meetings. They were held on January 20th and 28th of 2015 and were advertised through many outlets including the City website, City facilities like the City Hall, public libraries, and community center, and a local ad and consecutive weekly press releases in the City's local newspaper *San Leandro Times*. In addition, public service providers and other organizations on the CDBG mailing list, the City's homeowners associations, and other interested parties and individuals were notified of the community meetings via both email notices and mailings. The community meetings were held to elicit public comments on what the City's housing and community development priority needs and objectives should be for the next five (5) years. Priority Needs surveys were distributed at these two (2) public meetings. A web link to a surveymonkey.com version of the Priority Needs survey was also emailed to the City's CDBG distribution list, which includes the African American, Asian, and Latino Business Councils, community-based organizations (CBOs), Below Market Rate (BMR) property managers, and San Leandro and San Lorenzo School Districts, and posted on the City's website to allow those who could not attend the public meetings the opportunity to voice their opinions and concerns regarding the housing and community development needs of the City. In all, City staff received a total of thirty-three (33) survey responses (6 paper survey responses and 27 surveymonkey responses).

Notice of the availability of the Draft Consolidated Plan for a 30-day public comment period was published in the *The Daily Review* newspaper on February 26, 2015. The City Council will hold a public hearing on March 16, 2015 to receive initial public input on the draft Consolidated Plan and draft Annual Action Plan and to begin the 30-day comment period from March 20th through April 20th, 2015. Both drafts shall be available for review at City Hall (at the City Clerk's office and City's Community Development Department), at the Main Library, and on the City's website at http://www.sanleandro.org/depts/cd/housing/plans.asp during the 30-day period. The public notice for the April 20th public hearing will be published in a locally circulated newspaper *Daily Review* on April 2, 2015. The Council will hold a public hearing on the final versions of both Plans on April 20th, 2015 City Council Meeting.

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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 Meeting	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Persons with disabilities Non-targeted/ broad community Homeowners' Associations	The City of San Leandro held 2 community meetings. Community Meeting #1 was held on January 20, 2015 at the Marina Community Center and had 14 attendees. Community Meeting #2 was held on January 28, 2015 at the Senior Center and had 12 attendees.	The City received 6 completed Priority Needs surveys.		
2	Surveymonkey.com Priority Needs Survey	Non-targeted/ broad community	The City created a surveymonkey.com version of the Priority Needs Survey. The City has received 27 survey responses.			https://www.surveymonkey.com/s/7DHCQND

Table 182– Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan outlines San Leandro's priority needs related to affordable housing, homelessness, supportive housing, and community development needs. The City's consultations, community meetings, priority needs survey, and public comment period all contributed in identifying which among these needs have the highest priority. Consequently, in the next five-year consolidated plan period (July 1, 2015 through June 30, 2020), the City will provide CDBG funds only to programs and projects that address the City's highest priority needs.

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NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City-adopted 2010 ADA Transition Plan identifies ADA improvements mandated to done to city facilities to make these facilities more accessible to seniors and persons with disabilities. Non-profit social service agencies serving San Leandrans have facilities that are in need of improvements and renovations. The City is committed to assisting in these facility improvements in order to assist these agencies provide better services to their clients and/or serve more clients.

Lastly, the City must dedicate CDBG funds for annually repaying the City's $2.5 million HUD Section 108 Loan in accordance to HUD's 20-year repayment schedule.

How were these needs determined?

Describe the jurisdiction's need for Public Improvements:

As in the past, if feasible, the City will continue to use CDBG funds for installing ADA curb ramps throughout the City.

How were these needs determined?

Describe the jurisdiction's need for Public Services:

During the next five (5) years, the types of services considered priorities for CDBG funds are likely to include basic needs programs for low-income individuals and families, meal delivery to homebound seniors, and shelter programs.

In accordance with HUD regulations, the City cannot commit more than 15% of its annual CDBG allocation (plus the estimated CDBG generated program income from the current fiscal year) toward public services. However, the number of individuals and families seeking social services continue to rise, while CDBG funds continue to be reduced.

How were these needs determined?

These needs were determined through the City's consultations, community meetings, priority needs survey, and public comment period.

Based on the needs analysis above, describe the State's needs in Colonias

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	88	7	0	0	0
Arts, Entertainment, Accommodations	3,344	2,402	12	7	-5
Construction	1,298	2,846	5	8	3
Education and Health Care Services	5,029	4,440	18	13	-5
Finance, Insurance, and Real Estate	1,816	2,232	7	6	-1
Information	835	409	3	1	-2
Manufacturing	2,829	5,069	10	15	5
Other Services	2,362	2,057	9	6	-3
Professional, Scientific, Management Services	3,497	2,819	13	8	-5
Public Administration	1	0	0	0	0
Retail Trade	3,336	6,077	12	18	6
Transportation and Warehousing	1,349	2,231	5	6	1
Wholesale Trade	1,737	3,919	6	11	5
Total	27,521	34,508	--	--	--

Table 183 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	44,628
Civilian Employed Population 16 years and over	40,056
Unemployment Rate	10.24
Unemployment Rate for Ages 16-24	24.61
Unemployment Rate for Ages 25-65	7.41

Table 184 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	8,774
Farming, fisheries and forestry occupations	2,434
Service	4,019
Sales and office	11,340
Construction, extraction, maintenance and repair	3,640
Production, transportation and material moving	2,971

Table 185 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,652	57%
30-59 Minutes	12,683	34%
60 or More Minutes	3,406	9%
Total	***37,741***	***100%***

Table 186 - Travel Time

Data Source: 2007-2011 ACS

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Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	4,393	693	1,895
High school graduate (includes equivalency)	8,032	1,109	2,346
Some college or Associate's degree	11,033	1,053	2,445
Bachelor's degree or higher	11,035	590	1,831

Table 187 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	201	732	1,258	1,592	1,924
9th to 12th grade, no diploma	944	831	1,033	1,535	1,412
High school graduate, GED, or alternative	1,840	3,354	2,572	5,561	3,673
Some college, no degree	3,208	2,618	2,800	5,557	1,801
Associate's degree	283	1,066	748	1,796	632
Bachelor's degree	415	3,124	3,043	3,989	1,172
Graduate or professional degree	18	837	899	1,564	434

Table 188 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,281
High school graduate (includes equivalency)	31,766
Some college or Associate's degree	41,560
Bachelor's degree	50,369
Graduate or professional degree	70,909

Table 189 – Median Earnings in the Past 12 Months

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Describe the workforce and infrastructure needs of the business community:

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

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OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The priority needs and goals of the FY 2015-2019 Consolidated Plan are outlined in the following charts: “SP-28 Priority Needs Summary” and “SP-48 Goals Summary”. The allocation priorities for the City are designated to address these priority needs.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 190 - Geographic Priority Areas

1	**Area Name:**	City-Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 191 – Priority Needs Summary

1	**Priority Need Name**	Affordable Housing Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	City-Wide
	Associated Goals	Affordable Housing Needs Goals
	Description	To address the need for affordable housing in the City, the City proposes to take the following actions: • Increase the availability of affordable rental housing for extremely low- (30% AMI), very low- (50% AMI), and low-income (80% AMI) households. • Preserve existing affordable rental housing for households at or below 80% Area Median Income (AMI). • Preserve existing ownership for households at or below 80% Area Median Income (AMI). • Assist low- and moderate-income first-time homebuyers. • Reduce housing discrimination.
	Basis for Relative Priority	
2	**Priority Need Name**	Homeless Needs
	Priority Level	High

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	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-Wide
	Associated Goals	Homelessness Needs Goals
	Description	To address the homelessness needs of the City, the City will continue to support homeless-serving activities that: • Maintain, improve, and expand (as needed) the capacity of housing, shelter, and services for homeless individuals and families including integrated healthcare, employment services, and other services. • Maintain and expand activities designed to prevent those currently housed from becoming homeless. • Build on inter-jurisdictional cooperation to achieve housing and homeless needs.
	Basis for Relative Priority	
3	**Priority Need Name**	Supportive Housing Needs
	Priority Level	Low
	Population	Extremely Low Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City-Wide

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Associated Goals	Supportive Housing Needs Goals
	Description	The City intends to support future transitional or permanent supportive housing projects that will serve San Leandro residents with special needs, which includes persons with physical or mental disabilities and seniors who need affordable housing integrated with available support services.
	Basis for Relative Priority	
4	**Priority Need Name**	Community Development Needs - Public Services
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City-Wide
	Associated Goals	Community Development Needs Goals

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Description	The City will continue to provide program operational grants to non-profit social services providers serving San Leandro residents. The types of services considered priorities for City funding include social and health services for low-income women, children, and families in crisis; seniors; persons with disabilities; shelter programs; tenant-landlord counseling; and fair housing.
	Basis for Relative Priority	
5	**Priority Need Name**	Community Development Needs - Public Facilities
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-Wide
	Associated Goals	Community Development Needs Goals
	Description	The City's capital improvement projects include accessibility improvements to public facilities, installing wheelchair curb ramps throughout the City, and assisting non-profit social service agencies serving San Leandrans with necessary facility improvements. The City will also continue to make principal and interests payments for the $2.5 million HUD Section 108 Loan the City used to construct the senior community center.
	Basis for Relative Priority	
6	**Priority Need Name**	Community Development Needs - Economic Development

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	City-Wide
	Associated Goals	Community Development Needs Goals
	Description	If funding is available, the City may potentially seek to provide loans to eligible small businesses for property upgrades, and if the need arises, to develop and implement a neighborhood strategy or plan that includes commercial revitalization.
	Basis for Relative Priority	
7	**Priority Need Name**	Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	City-Wide
	Associated Goals	Affordable Housing Needs Goals Homelessness Needs Goals Supportive Housing Needs Goals Community Development Needs Goals
	Description	The City will continue to allocate 20% of its annual CDBG entitlement fund amount to the administration of the City's CDBG program and to fair housing services that affirmatively further fair housing.
	Basis for Relative Priority	

Narrative (Optional)

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 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 2015-2016 Annual Action Plan, which outlines the first 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	628,306	0	0	628,306	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.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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: $		
Other	public - federal	Acquisition Admin and Planning Housing Other	141,964	0	0	141,964	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 192 - Anticipated Resources

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

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

Discussion

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SAN LEANDRO	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction

Table 193 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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.

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.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			

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Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			

Table 194 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-45 Goals - 91.415, 91.215(a)(4)

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 Administration	CDBG: $500,000 HOME: $70,000	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Homeowner Housing Rehabilitated: 75 Household Housing Unit
2	Homelessness Needs Goals	2015	2019	Homeless	City-Wide	Homeless Needs Administration	CDBG: $0 HOME: $0	Other: 0 Other
3	Supportive Housing Needs Goals	2015	2019	Non-Homeless Special Needs	City-Wide	Supportive Housing Needs Administration	CDBG: $0 HOME: $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 Administration	CDBG: $2,000,000 HOME: $0	Public service activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted Other: 7 Other

Table 195 – Goals Summary

Goal Descriptions

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OMB Control No: 2506-0117 (exp. 07/31/2015)

1	**Goal Name**	Affordable Housing Needs Goals
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Affordable Housing Needs Goals.
2	**Goal Name**	Homelessness Needs Goals
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Homelessness Needs Goals.
3	**Goal Name**	Supportive Housing Needs Goals
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Supportive Housing Needs Goals.
4	**Goal Name**	Community Development Needs Goals
	Goal Description	These are the City's proposed activities and targeted outcomes to achieve its Community Development Needs Goals, which include economic development, public services, and public facilities and improvements.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

DRAFT

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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 CDBG funds for single-family housing rehabilitation grants and HOME funds for acquisition and/or rehabilitation of apartments for preservation or maintenance as affordable housing, it will inform homeowners and 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.

How are the actions listed above integrated into housing policies and procedures?

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing 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 Davis Street Family Resource Center (DSFRC) provides case management services to address their clients' financial and social struggles and, employment support services and workshops that include assistance with résumé writing, job search, interview preparation, creating a family budget, and providing clothes for interviews. Special career management courses also assist CalWORKs clients in transitioning from welfare to self-sufficiency. Moreover, DSFRC and Building Futures with Women and Children (BFWC) work collaboratively to find long-term affordable housing for homeless families who have students in the school district.

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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of San Leandro has the following procedures to monitor CDBG-funded activities to ensure long-term compliance with the regulatory requirements of the CDBG program.

Public Services Agencies

- City staff conducts desk and onsite monitoring of public services agency providers. Public services agencies are required to submit monthly invoices and quarterly progress reports. City staff conducts thorough review of monthly invoices prior to submitting them for reimbursement processing. City staff compiles quarterly reports which provide quantitative figures and narratives to describe the progress of the programs. Furthermore, City staff conducts onsite-monitoring of the agencies to assess program compliance by walking through the facilities, interviewing agency staff, and reviewing clients' files and financial records.

Capital Improvements

- City staff monitors capital improvement projects for compliance with CDBG regulations, specifically for Davis-Bacon requirements, Section 3 regulations, and Minority Business Enterprises/Women's Business Enterprises (MBE/WBE) regulations. City staff reviews certified payroll records and conducts HUD-11 onsite interviews of construction workers. City staff collects relevant information from the contractors to routinely submit the HUD-required Section 3 Report and HUD-2516 WBE/MBE report prior to the annual submittal deadline.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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 2015-2016 Annual Action Plan, which outlines the first 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	628,306	0	0	628,306	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.

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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: $		
Other	public - federal	Acquisition Admin and Planning Housing Other						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

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Table 196 - 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

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

Discussion

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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		Affordable Housing Needs	CDBG: $100,000 HOME: $575,736	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Homelessness Needs Goals	2015	2019	Homeless	City-Wide	Homeless Needs Administration	CDBG: $0 HOME: $0	Other: 0 Other
3	Supportive Housing Needs Goals	2015	2019	Non-Homeless Special Needs	City-Wide	Supportive Housing Needs	CDBG: $0 HOME: $0	Other: 0 Other
4	Community Development Needs Goals	2015	2019	Non-Housing Community Development		Community Development Needs - Public Services Community Development Needs - Public Facilities Community Development Needs - Economic Development	CDBG: $412,645 HOME: $0	Public service activities other than Low/Moderate Income Housing Benefit: 10982 Persons Assisted Other: 7 Other

Table 197 – Goals Summary

Goal Descriptions

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OMB Control No: 2506-0117 (exp. 07/31/2015)

1	**Goal Name**	Affordable Housing Needs Goals
	Goal Description	The City's Single-Family Housing Rehabilitation Program, which is administered by Neighborhood Solutions, will provide grants to fifteen (15) very low- and low-income households for minor repairs to their homes. $90,000 CDBG funds will be used to provide these minor home repair grants. The City will continue to implement its FY 2010-2014 Fair Housing Plan, specifically designed to assist the City to "affirmatively further fair housing". The City will provide $10,000 CDBG funds to ECHO Housing, a regional fair housing counseling agency, to provide housing discrimination services to ten (10) very low- and low-income clients. These projects are further detailed in section "AP - 38 Project Summary". In addition, the City will receive HOME funds in the amount of $141,964 from HUD via the Alameda County HOME Consortium. Alameda County is the lead administrator for HOME funds under the County HOME Consortium. The City will also carry over $433,772 in HOME funds from previous years for a total $575,736 in total HOME amount for project expenditures. The City proposes to continue to use HOME funds for the acquisition, rehabilitation, and/or new construction of affordable rental housing as well as tenant-based rental assistance for lower income households in need. Currently, however, the are no proposed HOME-funded projects.
2	**Goal Name**	Homelessness Needs Goals
	Goal Description	The City has, in the past, provided CDBG funds to Building Futures with Women & Children (BFWC) for its San Leandro Shelter for Women and Children and to ECHO Housing to providing tenant and landlord counseling and rental assistance program to San Leandro residents. However, due to limited CDBG funds, the City will be allocating local General Funds to BFWC and ECHO Housing to continue to provide their services that address the City's homelessness needs. BFWC's San Leandro Shelter will provide emergency shelter and support services, including food, laundry facilities, transportation vouchers, case management, mental health services, resources and referrals, advocacy, support groups, and household establishment assistance for residents moving beyond shelter, to homeless families in crisis, specifically to 200 women and children who are victims to domestic violence. ECHO Housing will provide tenant and landlord counseling, dispute resolution that provide tenants and landlords with mediation, and counseling services concerning tenant's and landlord's rights and responsibilities regarding rental housing to 130 tenants and landlords.

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3	**Goal Name**	Supportive Housing Needs Goals
	Goal Description	Due to the limited availability of funds, the City of San Leandro does not anticipate funding activities that increase the availability of service-enriched housing for persons with special needs in FY 2015-2016.
4	**Goal Name**	Community Development Needs Goals
	Goal Description	The City will commit 15% (or $94,245) of its annual CDBG allocation (plus estimated CDBG generated program income from the current fiscal year), in accordance with HUD regulations, toward Public Services. The City issued a Community Assistance Grant Program (CAP) Request for Funding Proposal (RFP) in December 2014 to award two-year grants through FY 2015-2017 (July 1, 2015 - June 30, 20117). The following non-profit social services providers will be awarded CDBG public services funds in the 1st-year of the two-year funding cycle: Child Abuse Listening, Interviewing and Coordination Center (CALICO) ($19,400); Davis Street Family Resource Center ($34,500); SOS/Meals on Wheels ($25,700); and Spectrum Community Services ($14,645). These public services agencies will serve an estimated 10,982 persons. These projects are further detailed in section "AP - 38 Project Summary". For Public Facilities, the City will allocate $201,417 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 2010. In addition, staff proposes allocating $116,983 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 seven (7) City facilities (Main Library, Marina Community Center, City Hall, South Offices, Police Department, Washington Manor Library, and Marina Park) more accessible to persons with disabilities.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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).

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.

#	Project Name
1	CALICO - San Leandro Child Abuse Intervention Project
2	Davis Street Family Resource Center's Family Support Services - Basic Needs Program
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 198 – 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

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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.

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AP-38 Project Summary

Project Summary Information

1	**Project Name**	CALICO - San Leandro Child Abuse Intervention Project
	Target Area	
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: $19,400
	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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Fifty (50) abused children and thirty-six (36) caregivers will receive critical family support services, which includes forensic interviews.
	Location Description	CALICO Interview Center, 524 Estudillo Avenue, San Leandro, CA 94577
	Planned Activities	CALICO's Family Resource Specialist (FRS), a skilled mental health clinician, will provide critical therapeutic interventions that can place 52 abused children on path to healthy adulthoods. FRS will also provide caregivers with ongoing support that prevents the recurrence of violence and begins to foster healing for the children.
2	**Project Name**	Davis Street Family Resource Center's Family Support Services - Basic Needs Program
	Target Area	
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: $34,500

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	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 case, and child care.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	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	Davis Street Family Resource Center, 3081 Teagarden Street, San Leandro, CA 94577.
	Planned Activities	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 in 10 San Leandro schools.
3	**Project Name**	SOS/Meals on Wheels - Meal Delivery Service to Homebound Seniors
	Target Area	
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: $25,700
	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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	270 homebound seniors will be provided warm, nutritious meals.
	Location Description	The meals are delivered to the seniors' homes throughout the City.
	Planned Activities	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.
4	**Project Name**	Spectrum Community Services - San Leandro Senior Nutrition and Activities Program

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Target Area	
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: $14,645
	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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	480 low-income seniors will receive hot, nutritious meals.
	Location Description	San Leandro Senior Community Center, 13939 East 14th Street, San Leandro, CA 94577 and Fargo Senior Center, 868 Fargo Avenue, San Leandro, CA 94579.
	Planned Activities	Spectrum's Senior Nutrition and Activities Program (SNAP) will serve 480 low-income San Leandro seniors with hot, nutritious meals 5 days a week, 248 days per year at the San Leandro Senior Community Center and the Fargo Senior Center.
5	**Project Name**	CDBG Program Administration
	Target Area	
	Goals Supported	Affordable Housing Needs Goals Homelessness Needs Goals Supportive Housing Needs Goals Community Development Needs Goals
	Needs Addressed	Affordable Housing Needs Homeless Needs Supportive Housing Needs Community Development Needs - Public Services Community Development Needs - Public Facilities Community Development Needs - Economic Development Administration
	Funding	CDBG: $115,661

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Description	General administration and oversight of the CDBG Program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	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	Various locations throughout the City and the County.
	Planned Activities	The City will continue to allocation 20% of its annual CDBG entitlement fund amount to the administration of the City's CDBG program.
6	**Project Name**	ECHO Housing - Fair Housing Program
	Target Area	
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Needs Administration
	Funding	CDBG: $10,000
	Description	ECHO Housing provides fair housing services to San Leandro residents to reduce housing discrimination in the City.
	Target Date	6/30/0016
	Estimate the number and type of families that will benefit from the proposed activities	Ten (10) low-households will be assisted with fair housing services.
	Location Description	ECHO Housing staff provides fair housing services over the phone.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Planned Activities	ECHO Housing Fair Housing Coordinator will: • 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	**Project Name**	Section 108 Loan Repayment
	Target Area	
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Facilities
	Funding	CDBG: $201,417
	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	6/30/2016
	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 future CDBG funds to repay its $2.5 million HUD Section 108 Loan used to complete the construction of the City's senior center.
8	**Project Name**	City of San Leandro ADA Transition Plan for City Facilities

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Target Area	
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Facilities
	Funding	CDBG: $116,983
	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	
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	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	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.
9	**Project Name**	Single-Family Housing Rehabilitation Program
	Target Area	
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Needs
	Funding	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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Fifteen (15) lower-income households will have minor repairs completed in their single-family or mobile homes.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Location Description	The homes, within the jurisdictional boundaries of the City of San Leandro, will be identified once the applications are processed.
	Planned Activities	CDBG funds will be used to provide grants to 15 income-eligible (extremely low- and very low-income) households to complete repairs to the 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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OMB Control No: 2506-0117 (exp. 07/31/2015)

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, with few low-income census tract areas. Potential sites that could possibly accommodate affordable housing and homeless facilities are identified in the City's Housing Element.

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	100

Table 199 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Geography was not used to determine funding allocation priorities.

Discussion

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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 and assisted elderly homeowners to age in place.

Lastly, the City will continue to monitor the preservation of 613 Below-Market Rate (BMR) rental units (funded and/or regulated by the City/Redevelopment Agency) for tenants earning between 30% and 120% of the Area Median Income and sixty (60) 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

OMB Control No: 2506-0117 (exp. 07/31/2015)

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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.

Discussion

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Program Specific Requirements
AP-90 Program Specific Requirements - 91.420, 91.220(l)(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(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.	100.00%

Discussion

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Q4 Customize Export

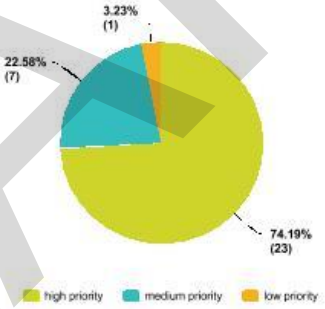
Assist First-Time Homebuyers

Answered: 33 Skipped: 3

Q5 Customize Export

Reduce Housing Discrimination

Answered: 31 Skipped: 5



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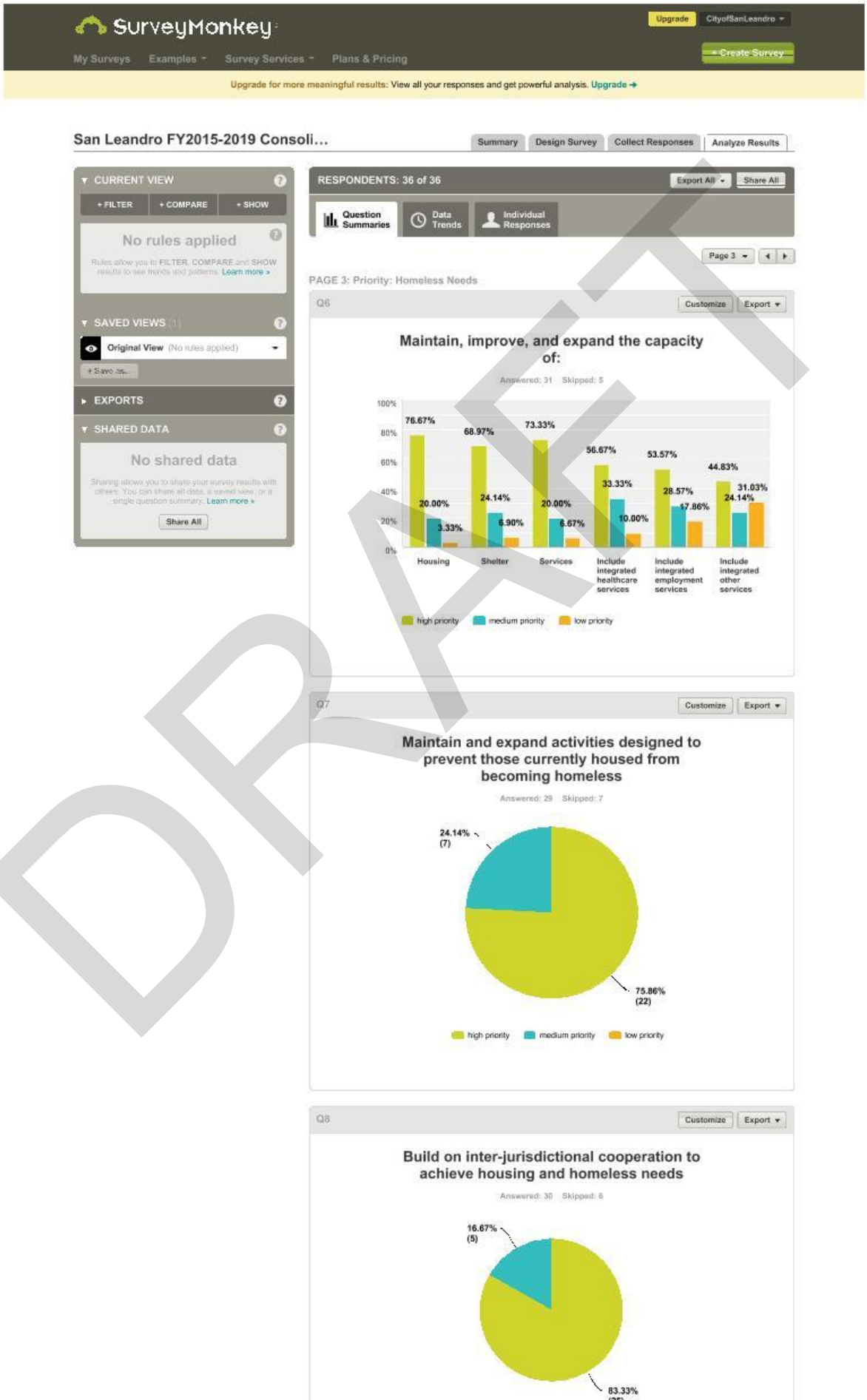
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Collect Responses
Analyze Results
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+ FILTER
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+ Save as...
EXPORTS
SHARED DATA
No shared data
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Share All
RESPONDENTS: 36 of 36
Export All
Share All
Question Summaries
Data Trends
Individual Responses
Page 3
PAGE 3: Priority: Homeless Needs
Q6
Customize
Export
Maintain, improve, and expand the capacity of:
Answered: 31 Skipped: 5
100%
80%
60%
40%
20%
0%
76.67%
20.00%
3.33%
68.97%
24.14%
6.90%
73.33%
20.00%
6.67%
56.67%
33.33%
10.00%
53.57%
28.57%
17.86%
44.83%
24.14%
31.03%
Housing
Shelter
Services
Include integrated healthcare services
Include integrated employment services
Include integrated other services
high priority
medium priority
low priority
Q7
Customize
Export
Maintain and expand activities designed to prevent those currently housed from becoming homeless
Answered: 29 Skipped: 7
24.14% (7)
75.86% (22)
high priority
medium priority
low priority
Q8
Customize
Export
Build on inter-jurisdictional cooperation to achieve housing and homeless needs
Answered: 30 Skipped: 6
16.67% (5)
83.33%

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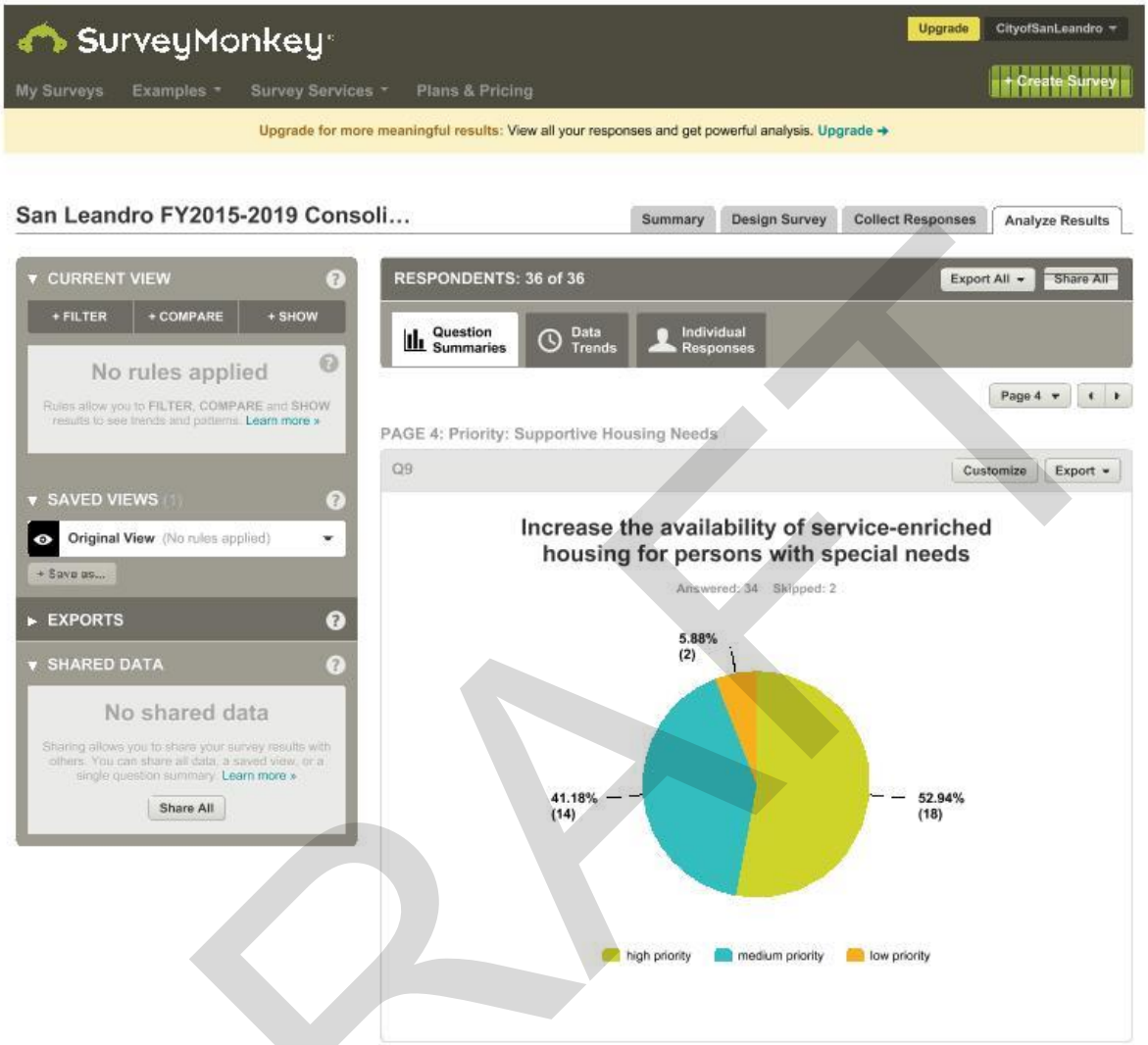
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RESPONDENTS: 36 of 36
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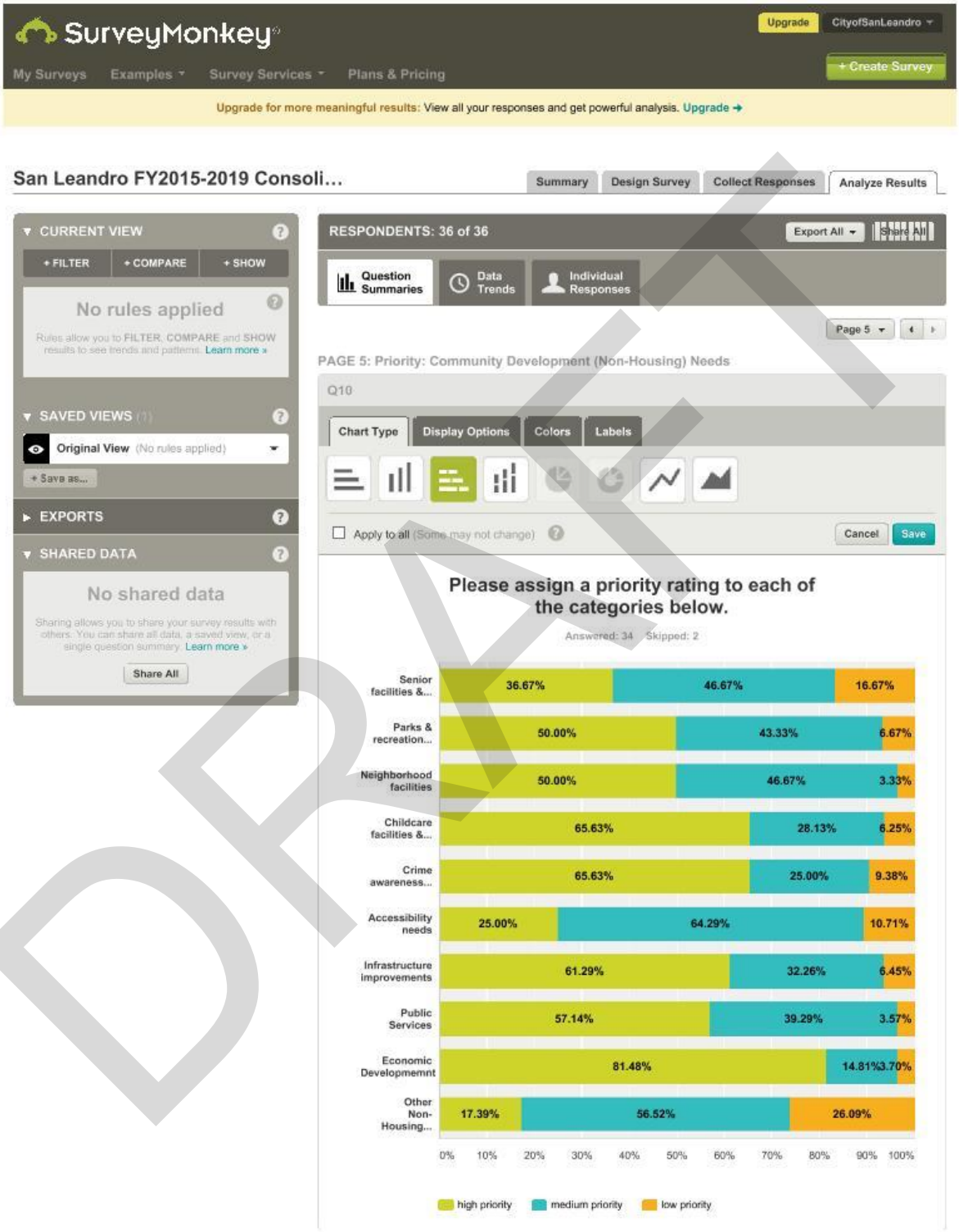
Share All
Question Summaries
Data Trends
Individual Responses
Page 4
PAGE 4: Priority: Supportive Housing Needs
Q9
Customize
Export
Increase the availability of service-enriched housing for persons with special needs
Answered: 34 Skipped: 2
5.88% (2)
41.18% (14)
52.94% (18)
high priority
medium priority
low priority

DRAFT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Page 5
PAGE 5: Priority: Community Development (Non-Housing) Needs
Q10
Chart Type
Display Options
Colors
Labels
Apply to all (Some may not change)
Cancel
Save
Please assign a priority rating to each of the categories below.
Answered: 34 Skipped: 2
Senior facilities &... 36.67% 46.67% 16.67%
Parks & recreation... 50.00% 43.33% 6.67%
Neighborhood facilities 50.00% 46.67% 3.33%
Childcare facilities &... 65.63% 28.13% 6.25%
Crime awareness... 65.63% 25.00% 9.38%
Accessibility needs 25.00% 64.29% 10.71%
Infrastructure improvements 61.29% 32.26% 6.45%
Public Services 57.14% 39.29% 3.57%
Economic Developmemnt 81.48% 14.81% 3.70%
Other Non-Housing... 17.39% 56.52% 26.09%
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%
high priority
medium priority
low priority

DRAFT

	high priority	medium priority	low priority	Total	Weighted Average
Senior facilities & services	36.67% 11	46.67% 14	16.67% 5	30	1.80
Parks & recreation facilities	50.00% 15	43.33% 13	6.67% 2	30	1.57
Neighborhood facilities	50.00% 15	46.67% 14	3.33% 1	30	1.53
Childcare facilities & services	65.63% 21	28.13% 9	6.25% 2	32	1.41
Crime awareness prevention	65.63% 21	25.00% 8	9.38% 3	32	1.44
Accessibility needs	25.00% 7	64.29% 18	10.71% 3	28	1.86
Infrastructure improvements	61.29% 19	32.26% 10	6.45% 2	31	1.45
Public Services	57.14% 16	39.29% 11	3.57% 1	28	1.46
Economic Developmemnt	81.48% 22	14.81% 4	3.70% 1	27	1.22
Other Non-Housing Needs	17.39% 4	56.52% 13	26.09% 6	23	2.09

Comments (13)

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DRAFT

Comments:

Showing **13** responses

1. Continue to fund social services to help victims of domestic violence maintain housing and avoid homelessness!
   3/2/2015 12:16 PM

2. A day center for homeless and community gardens.
   3/2/2015 12:12 PM

3. Explanation is clear, for questions regarding funded and also has explanation on the papers. Addressing public input.
   3/2/2015 12:08 PM

4. Great meeting.
   3/2/2015 12:02 PM

5. Construct more high density (or medium density) buildings for moderate income families.
   3/2/2015 11:49 AM

6. Updates effectively notify San Leandro community through San Leandro Times and through emails. Thank you.
   3/2/2015 11:45 AM

7. Skyrocketing rents are causing a "de facto" form of housing discrimination against those who are unable to afford these rents. The fact that landlords can raise rents to whatever they damn well feel like means that those at the lower levels of income are increasingly being forced out of this city while it becomes increasingly gentrified by those who can afford these outrageous rents. According to the General Plan report, this city is supposed to be dedicated to people of all economic levels, but in reality, unless this city starts to take steps to reverse this trend, those at the bottom are being forced out by landlords who are busy gouging rents.
   2/26/2015 10:04 PM

8. On principle, I skipped the item that has a typo. The City should use spell-check before publishing anything.
   2/9/2015 11:11 PM

9. I am a senior and I think SL has done a great job for seniors...and far too many seniors to do take advantage of what is already offered. Did not answer some questions because it is unclear exactly what these items really mean.
   2/7/2015 9:11 PM

10. I am parent to 2 young adult who live at home because they are unable to find housing. They graduated from high school when the economy tanked and have yet to find adequate employment. Even working full time they qualify as well below the very, very, low income level. They would be homeless without me. My grandson lives well below the poverty level here in San Leandro living in a 1 bedroom apt with 4 adults. IT IS SHAMEFUL THAT RENTS HAVE BECOME SO HIGH THAT YOUNG PEOPLE CAN NOT SECURE ADEQUATE HOUSING AS THEY VENTURE INTO ADULTHOOD! I worry about what will happen to me as I age and try to survive on a limited income.
    2/7/2015 2:39 PM

DRAFT

11. My neighborhood - DAVIS WEST - has become MORE not LESS blighted in the 12 years. This is quite disconcerting to me. I am beginning to feel that San Leandro is getting to be like Oakland, where it is easier to focus on the easy areas for improvement, but let the blighted ones take care of themselves. It has become clear that those that made out well during the recession speculated and bought homes in Davis West, only to rent them out. In some cases, improvements were made, but in other cases illegal garage conversions have been ignored and/or encouraged to increase the number of tenants. One such address of illegal activity/rental is: 1063 Warden Avenue. I have requested police presence to curb the speeding on Warden, but instead see SLPD on E 14th and in the Marina stopping cars. I have asked for consideration of the vacant property on Laura Street that the City bought to be converted to some type of neighborhood use - youth services or a dog park. I have also asked that the underutilized Warden Park be considered as a dog park. All these concerns seem to fall on deaf ears. I hear that the Broadmoor neighbors feel quite similarly. It's time to listen to the residents and not only focus on the glamorous projects in the City.
    2/6/2015 1:25 PM

12. San Leandro NEEDS an Adult Day Care Facility. The former Adult day Care facility was closed due to non compliance of ADA laws. (St. Peter's Church was closed in 2011) The Seniors have been attending facilities in Hayward and Berkeley. Some seniors remain at home because of the there is NO FACILITY available in San Leandro. There is a DESPERATE AND URGENT NEED for Adult Care facility in San Leandro.
    2/5/2015 10:59 PM

13. There are more seniors in San Leandro than most Bay Cities. They do not have some programs that are available in other cities like Oakland, Fremont and Hayward. For example there is no Adult Day ;Care Center. There is no programs like Senior Visitors, Community Ambassador Program (CAP), Volunteer Helpers and Elder Helpers. The seniors need more help and senior housing. and programs.
    2/5/2015 5:55 PM

DRAFT

Grantee SF-424's and Certification(s)

SF 424

Date Submitted 05/15/2015	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	☐ Construction	☐ Construction
		☒ Non Construction	☐ Non Construction
Applicant Information			
Jurisdiction: City of San Leandro		UOG Code CA63276 SAN LEANDRO	
Street Address Line 1 835 East 14th 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):		County Alameda	
94-6000421		Program Year Start Date 07/01/15	
Applicant Type:		**Specify Other Type if necessary:**	
Local Government Township Municipal		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	
CDBG Project Titles FY 2015-2019 Consolidated Plan FY 2015-2016 Consolidated Annual Action Plan		Description of Areas Affected by CDBG Project(s) City of San Leandro	
CDBG Grant Amount $628,306		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) $628,306			
Home Investment Partnerships Program			
HOME Project Titles			
HOME Grant Amount $141,964	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) $433,772 Carryover from Prior Years	
Total Funds Leveraged for HOME-based Project(s) $567,265			

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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) Applicant Districts 13th Project Districts 13th		Is application subject to review by state Executive Order 12372 Process?	
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		☐ Yes ☒ No	This application was made available to the state EO 12372 process for review on ____. Program is not covered by EO 12372
☐ Yes	☒ No	☐ N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Chris	Zapata	
City Manager	510-577-3354	510-577-3390
tliao@sanleandro.org / shernandez@sanleandro.org	http://www.sanleandro.org	Tom Liao - 510/577-6003 Steve Hernandez - 510/577-6005
Signature of Authorized Representative		Date Signed

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Chris Zapata

Name

City Manager

Title

835 East 14th Street

Address

San Leandro, CA 94577

City/State/Zip

510/577-3354

Telephone Number

DRAFT

☐ 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) 2015, (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.

DRAFT

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

DRAFT

OMB Control No: 2506-0117 (exp. 07/31/2015)

☒ 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

DRAFT

OMB Control No: 2506-0117 (exp. 07/31/2015)

☐ 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

835 East 14th Street
Address

San Leandro, CA 94577
City/State/Zip

510/577-3354
Telephone Number

DRAFT

☒ 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

DRAFT

OMB Control No: 2506-0117 (exp. 07/31/2015)

☒ 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.

DRAFT

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

DRAFT

OMB Control No: 2506-0117 (exp. 07/31/2015)

☐ This certification does not apply.
☒ This certification is applicable.

APPENDIX 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

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). 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 14th Street	San Leandro	Alameda	CA	94577

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:

   a. all "direct charge" employees;

   b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and

   c. 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 completed, in use, and on file for verification.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

Signature/Authorized Official

Date

Chris Zapata

Name

City Manager

Title

835 East 14th Street

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Executive Summary

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

1. **Introduction**
2. **Summary of the objectives and outcomes identified in the Plan**
3. **Evaluation of past performance**
4. **Summary of citizen participation process and consultation process**
5. **Summary of public comments**
6. **Summary of comments or views not accepted and the reasons for not accepting them**
7. **Summary**

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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	UNION CITY	
CDBG Administrator		
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 200– Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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

1. Introduction

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)).

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

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

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

Table 201– Agencies, groups, organizations who participated

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?

Table 202– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Narrative

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OMB Control No: 2506-0117 (exp. 07/31/2015)

PR-15 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

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)

Table 203– Citizen Participation Outreach

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

How were these needs determined?

Describe the jurisdiction's need for Public Improvements:

How were these needs determined?

Describe the jurisdiction's need for Public Services:

How were these needs determined?

Based on the needs analysis above, describe the State's needs in Colonias

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	346	3	1	0	-1
Arts, Entertainment, Accommodations	2,959	1,942	10	10	1
Construction	960	1,089	3	6	3
Education and Health Care Services	4,879	1,662	16	9	-7
Finance, Insurance, and Real Estate	1,593	607	5	3	-2
Information	1,068	177	3	1	-3
Manufacturing	4,663	4,405	15	23	8
Other Services	1,817	1,370	6	7	1
Professional, Scientific, Management Services	4,353	678	14	4	-10
Public Administration	0	0	0	0	0
Retail Trade	3,449	2,149	11	11	0
Transportation and Warehousing	996	918	3	5	2
Wholesale Trade	1,896	3,090	6	16	10
Total	28,979	18,090	--	--	--

Table 204 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	35,709
Civilian Employed Population 16 years and over	32,848
Unemployment Rate	8.01
Unemployment Rate for Ages 16-24	15.88

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Unemployment Rate for Ages 25-65	5.89

Table 205 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	9,028
Farming, fisheries and forestry occupations	1,556
Service	3,158
Sales and office	8,396
Construction, extraction, maintenance and repair	2,484
Production, transportation and material moving	2,483

Table 206 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,156	51%
30-59 Minutes	11,376	38%
60 or More Minutes	3,363	11%
Total	***29,895***	***100%***

Table 207 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,131	164	1,617
High school graduate (includes equivalency)	6,124	438	2,528
Some college or Associate's degree	7,038	935	1,509
Bachelor's degree or higher	12,530	691	2,068

Table 208 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

OMB Control No: 2506-0117 (exp. 07/31/2015)

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Educational Attainment by Age

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Less than 9th grade	68	150	383	1,163	1,714
9th to 12th grade, no diploma	621	364	587	1,265	721
High school graduate, GED, or alternative	1,959	2,318	2,473	4,299	1,985
Some college, no degree	2,852	1,664	1,606	3,598	1,218
Associate's degree	266	711	587	1,347	344
Bachelor's degree	789	3,257	3,064	4,698	1,362
Graduate or professional degree	44	1,212	1,428	1,649	374

Table 209 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	**Median Earnings in the Past 12 Months**
Less than high school graduate	24,274
High school graduate (includes equivalency)	37,184
Some college or Associate's degree	45,114
Bachelor's degree	61,289
Graduate or professional degree	82,541

Table 210 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Describe the workforce and infrastructure needs of the business community:

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

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Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

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SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 211 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

DRAFT

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SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 212 – Priority Needs Summary

Narrative (Optional)

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SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

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: $		

Table 213 - Anticipated Resources

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

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

Discussion

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SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served

Table 214 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			
Other			

Table 215 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 216 – Goals Summary

Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

DRAFT

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SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

How are the actions listed above integrated into housing policies and procedures?

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SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

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SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

DRAFT

Expected Resources

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

Introduction

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: $		

Table 217 - 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

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

Discussion

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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

Table 218 – Goals Summary

Goal Descriptions

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AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name

Table 219 – Project Information

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

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AP-38 Project Summary

Project Summary Information

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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

Geographic Distribution

Target Area	Percentage of Funds

Table 220 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

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

Introduction

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

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

Discussion

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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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Discussion

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Executive Summary

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

1. Introduction

This Five-Year Strategic Plan sets forth objectives and actions in priority housing and non-housing community development areas for the City's low- and moderate-income residents and neighborhoods. This Plan is required by the U.S. Department of Housing and Urban Development (HUD) as a condition of federal funding, including but not limited to Community Development Block Grant (CDBG) funds and HOME funds. This Plan sets forth the anticipated uses of these federal resources for the period covering July 1, 2015, through June 30, 2020 (FY 2015/16 through FY 2019/20).

This Plan is submitted through the Alameda County HOME Consortium as the lead agency for receiving HOME funds for the City of Alameda and other participating jurisdictions. In the City of Alameda, all CDBG-funded activities are used according to the national objectives for the program:

- to benefit low- and moderate-income persons,
- to prevent or eliminate slums or blight, or
- to meet a community development need having a particular urgency due to existing conditions posing a serious and immediate threat to the health or welfare of the community.

In preparing its 2015–2020 Strategic Plan, the City consulted with community-based service providers, residents, and City departments and boards. These entities helped to establish priority needs and objectives and developed strategies in the form of projects and activities to further those objectives.

The City held two public meetings and one stakeholder meeting to gather comments regarding housing and community development needs. Data regarding needs was also gathered from a variety of sources, including the U.S. Census, published reports, City Housing Element, City Community Priority Needs Survey and Counties Analysis of Impediments to Fair Housing. 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 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.

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

The following is a summary of the objectives for the five-year planning period. The City looks forward to implementing projects and programs during the Strategic Plan period to improve conditions in Alameda's neighborhoods and to enhance the quality of life for City residents.

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
- Increase the availability of capital to businesses to benefit low income persons *Public Facilities and Infrastructure*
- Improve public facilities that serve low-income clients and neighborhoods and the disabled
- Improve the accessibility Improve health and safety and reduce blight by removing hazardous structure

3. Evaluation of past performance

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The City of Alameda has identified multiple Community Development goals which benefit low- and moderate-income neighborhoods, families, and individuals. During FY 2010-15, the City made good progress towards meeting these goals, which include: Preserving/increasing affordable housing and reducing housing discrimination; Preventing and addressing homelessness; Increasing the availability of services for special needs population; Addressing non-housing community development needs such as public services, economic development and improving public facilities and infrastructure. One of the City of Alameda's key objectives is to provide safety net and other support services to low- and moderate-income families and individuals. Lack of sufficient funding is the major obstacle the City faces in achieving its public services objectives. The City typically receives requests for twice as much funding as is available through CDBG to support public services. Safety net services support families that are vulnerable or in crisis and help to stabilize them until longer-term solutions such as employment or more affordable housing can be obtained

Another key objective is to preserve existing affordable housing, increase the supply of affordable housing, assist low-and moderate-income, first-time homebuyers and reduce housing discrimination. This work will continue to be accomplished through the use of our CDBG and HOME funds, Down Payment Assistance/Inclusionary Housing Programs and the continued support from ECHO Housing to provide Fair Housing services. These programs have been successful throughout FY 10-15 by providing twenty one Down Payment Assistance loans, 236 households assisted with Fair Housing education/counseling, and both a ground breaking and the grand opening of two rental housing development. In addition, Alameda will continue to utilize its residential rehabilitation programs to leverage substantial private investment, and utilize revolving loan funds to generate additional financial resources, to preserve and create new affordable housing. This revolving loan fund continues to supplement CDBG funds by approximately $150,000 a year.

4. Summary of citizen participation process and consultation process

The Annual Plan process includes formal citizen participation, including a Citizen Participation Plan which is updated and adopted in conjunction with the Five-Year Strategic Plan. Consistent with the Citizen Participation Plan, the City published a notice seeking and encouraging public comment regarding housing and community development needs for the Five-Year Strategic Plan/Annual Action Plan and held two public meetings to receive comments regarding the identified needs. Similarly, 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 was made available for public comment from April 3, 2015 to May 4, 2015. On May 5, 2015, the City Council heard public comment and held a public hearing on the Plans.

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

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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

Public Comments Related to the Five Year Strategic Plan and Action plan will be accepted and included in the final document as needed on May 5, 2015.

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

N/A

7. Summary

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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	ALAMEDA	
CDBG Administrator	ALAMEDA	City of Alameda-Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 221– Responsible Agencies

Narrative

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

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

1. Introduction

The Five-Year Strategic Plan and Annual 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 Five-Year Strategic Plan and Annual Action are important documents for the 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.

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 Five-Year Strategic Plan for FY's 2015-20 and the Annual Action Plan for the first year of the Strategic 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.

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 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.

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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.

In addition, City staff works closely with the AHA to serve the needs of its residents as is detailed in the AHA's Five-Year Plan for FY 2015-16 to 2019-20, and its Annual Plan for FY 2015-16. The AHA 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 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, 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 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 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 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 FY13 ESG funding.

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

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Table 222– 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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy Managed Housing
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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

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	What section of the Plan was addressed by Consultation?	Safety
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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 Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and 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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and 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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and 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.

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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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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

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	What section of the Plan was addressed by Consultation?	Economic Development Business Strategy
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of their Public Housing Annual Plan.

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

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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 223– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The County HOME entitlement jurisdictions meet to coordinate planning efforts. The City will continue to partner with local governments and State agencies to ensure full and complete implementation of the Consolidated Plan.

Narrative

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PR-15 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

As required by the City's Citizen Participation Plan, the City holds several hearings and posts related documents, including the Five-Year Strategic Plan/Annual 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 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 Strategic Plan and the Annual Plan were published and circulated for public comment from April 3, 2015, through May 4, 2015. Public notices were published in local newspapers and on the Housing Authority website, and all nonprofit partners were notified. On March 26, 2015, 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 5, 2015 the City Council heard citizens' comments and adopted the Plans.

Efforts Made to Broaden Public Participation

The citizen participation process for the Strategic Plan and the Annual Plan followed the outreach efforts described in the City of Alameda's Citizen Participation Plan, which describes the City's efforts to encourage citizen participation, particularly by persons and neighborhoods of low and moderate income, by providing access to local meetings and records, providing 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

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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	Internet Outreach	Non-targeted/broad community	The press release and email blast was published and sent on October 8, 2014. There were no written comments submitted. Attendance included many of the community organizations interested in the upcoming RFP.	No written comments were received. The Community Needs Workshop provided an opportunity for everyone to participate in the gathering of information to identify the Needs in the Community.	N/A	
2	Public Meeting	Non-targeted/broad community	Thirty persons were in attendance at the Community Needs Outreach workshop on October 22, 2014. This included Housing Authority staff, City Department Staff, local nonprofit service providers, business community and residents from the community.	No written comments were received. The Community Needs Workshop provided an opportunity for everyone to participate in the gathering of information to identify the Needs in the Community.	N/A	

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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 Hearing	Non-targeted/broad community	The public notice was published December 19, 2014. There were no written comments submitted. Attendance included many of the community organizations interested in the upcoming RFP.	Public comments were received from the community organizations expressing the need for funds for safety net services in Alameda at the January 20, 2015 City Council Public Hearing.	N/A	
4	Newspaper Ad	Non-targeted/broad community	The public notice was published December 19, 2014. There were no written comments submitted. Attendance included many of the community organizations which applied for funding.	No written comments were received.		
5	Public Hearing	Non-targeted/broad community	Will be updated accordingly after the Public hearing is held on May 5, 2015.			

Table 224– Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

According to the 2013 U.S. Census, the City of Alameda experienced population growth of 3.5% from 2010 to 2013. Overall increases in population require planning for new housing, as well as rehabilitation of the aging housing stock and efforts to keep the existing housing stock affordable.

The recent economic recession substantially increased the number of households with cost burdens and other housing problems both nationally and statewide. While economic conditions have improved throughout Alameda County, the housing market recovery has been slow, resulting in continued housing need in the City of Alameda and the issue of rental rates increasing rapidly The City's is experiencing a need for affordable housing for families and seniors aging in place. In Alameda 52% of households are renters. During the opening of the Alameda Housing Authority (AHA) Section 8 Housing Choice Voucher waitlist, 36,000 applications were received and 50% comprised of individuals.

To support the City's effort to identify the social service needs of the community, the City's Social Service Human Relations Board (SSHRB) held a Public Needs Meeting and made the recommendation for the following social services needs in Alameda:

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

Other efforts undertaken to identify community development needs include conducting a Community Stakeholder Workshop in October 2014 to discuss the needs being identified by non-profit service providers. The workshop included 27 Community In addition, the County of Alameda Housing and Community Development Department and the HOME Consortium prepared a new Analysis to Impediments (AI) to Fair Housing report with input from all the participating Cities. The AI further emphasized the need for affordable housing and social services in Alameda.

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NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City utilizes CDBG funds to rehabilitate, acquire, and improve public facilities and infrastructure that serve low-income clients and neighborhoods, as well as the disabled. The City will continue programs that offer financial assistance to nonprofit agencies serving low-income clients to access to funding for capital improvements. Similarly, CDBG funds will be used to improve public facilities serving low-income neighborhoods. The City is also committed to addressing public facility access for the disabled, and CDBG funds will be used to improve ADA access as identified by the City's ADA Transition Plan, adopted in 2008. City anticipates it will continue to support one to two facilities improvements each year.

The City has several former redevelopment areas, including the Alameda Point Improvement Project area, which was formed after the closure of the Alameda Naval Air Station. Clearance of unsafe and dilapidated buildings will help improve the safety of Alameda Point residents and lead to economic revitalization of the Alameda Point area.

How were these needs determined?

On October 22, 2015 a Community Needs Stakeholder Workshop was held to discuss the needs being identified by non-profit service providers. The workshop included 27 individuals representing City Departments, the business community, local non-profits and residents.

On January 20, 2014, the City Council held a Public hearing to discuss the needs identified as a result of the various Community needs meetings. The needs were identified and approved for the Five Year Strategic Plan.

Describe the jurisdiction's need for Public Improvements:

N/A

How were these needs determined?

N/A

Describe the jurisdiction's need for Public Services:

Lack of sufficient funding is the major obstacle the City faces in achieving its public services objectives. The City typically receives requests for twice as much funding as is actually available through CDBG to support public services. Nonprofit organizations dedicate significant time to organizing fundraising events, soliciting donations, and seeking private grants but even with these efforts, local agencies do not have enough funding for staffing and other basic costs of operating. In addition, demand for basic safety net services has increased exponentially, as evidenced by the client loads now carried by the Alameda Food Bank.

Alameda continues to lead the way in utilizing CDBG funds for homeless prevention and rapid-rehousing. By keeping families off of the streets to begin with, we are significantly reducing the social

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service cost to our community. CDBG funds also enabled the community to develop a unique and effective response to domestic violence.

A collaboration of service providers and local businesses implemented an awareness campaign that placed flyers in “safe” locations, such as restrooms of local bars and restaurants, where victims could access information without suspicion. The campaign saw results in increased calls to domestic violence hotlines.

How were these needs determined?

To support the City’s effort to identify the social service needs of the community, the City’s Social Service Human Relations Board (SSHRB) held a Public Needs Meeting and made the recommendation for the following social services needs in Alameda:

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

Other efforts undertaken to identify community development needs include conducting a Community Needs Stakeholder Workshop in October 2014 to discuss the needs being identified by non-profit service providers. The workshop included 27 individuals representing City Departments, the business community, local non-profits and residents.

On January 20, 2014, the City Council held a Public hearing to discuss the needs identified as a result of the various Community needs meetings. The needs were identified and approved for the Five Year Strategic Plan.

Based on the needs analysis above, describe the State's needs in Colonias

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2010 Census, the 73,812 residents of the City of Alameda reflect a very diverse population:

The average household size is of 2.40. The City's 30,123 households consist mainly of families (60.7%), with an average family size of 3.06. Households that have children under 18 make up 28.2% of households. Renters slightly outnumber owners in Alameda, with 51.9% renting their homes and 48.1% owning them.

The demand for affordable family housing is clearly present, with 1,734 households currently on the waiting list for the 91 units within nearby Breakers at Bayport Apartments and Shinsei Gardens Apartments.

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MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The City of Alameda is committed to providing economic development and entrepreneurship opportunities for low-income residents and continues to expand and diversify its commitment to providing these opportunities.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	437	7	1	0	-1
Arts, Entertainment, Accommodations	4,084	3,168	13	17	4
Construction	1,107	652	4	3	-1
Education and Health Care Services	5,679	3,285	18	18	0
Finance, Insurance, and Real Estate	2,417	1,468	8	8	0
Information	1,089	206	3	1	-2
Manufacturing	2,323	1,805	7	10	3
Other Services	2,216	1,487	7	8	1
Professional, Scientific, Management Services	5,093	3,644	16	19	3
Public Administration	0	0	0	0	0
Retail Trade	3,875	1,893	12	10	-2
Transportation and Warehousing	1,251	339	4	2	-2
Wholesale Trade	1,672	797	5	4	-1
Total	31,243	18,751	--	--	--

Table 225 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	40,526
Civilian Employed Population 16 years and over	37,175
Unemployment Rate	8.27
Unemployment Rate for Ages 16-24	32.36
Unemployment Rate for Ages 25-65	5.41

Table 226 - Labor Force

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Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	12,049
Farming, fisheries and forestry occupations	2,036
Service	3,091
Sales and office	9,420
Construction, extraction, maintenance and repair	1,723
Production, transportation and material moving	1,209

Table 227 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,593	56%
30-59 Minutes	11,805	34%
60 or More Minutes	3,368	10%
Total	***34,766***	***100%***

Table 228 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	1,942	148	1,048
High school graduate (includes equivalency)	4,327	516	1,616
Some college or Associate's degree	8,969	713	2,355
Bachelor's degree or higher	17,379	947	2,608

Table 229 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

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Educational Attainment by Age

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Less than 9th grade	127	44	477	1,285	780
9th to 12th grade, no diploma	521	260	274	803	655
High school graduate, GED, or alternative	1,377	1,483	1,487	3,513	2,172
Some college, no degree	2,380	1,945	2,014	4,758	1,836
Associate's degree	246	1,149	700	1,752	531
Bachelor's degree	1,162	4,036	3,796	5,764	1,829
Graduate or professional degree	10	1,215	2,456	3,758	1,557

Table 230 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,472
High school graduate (includes equivalency)	30,700
Some college or Associate's degree	41,351
Bachelor's degree	60,577
Graduate or professional degree	79,961

Table 231 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

33. Alternative energy technologies
34. Computer software
35. Health care and biotechnologies
36. Hospitality
37. Maritime industries
38. Specialty beverage & food production

Describe the workforce and infrastructure needs of the business community:

A broad spectrum of the local business community—from large Fortune 500 companies to small startups—depends upon highly educated and skilled employees in such fields as science, engineering, software design, and business management, which is supported by nearby educational institutions such as UC Berkeley and Cal State East Bay, and the Lawrence Berkeley National Laboratory. Many business sectors—such as health care, advanced manufacturing, and maritime industries—need highly trained entry-level workers such as laboratory technicians and machinists. These workforce needs are supported through the Peralta Community College System and Cal State East Bay.

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Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The city is working with a development team to develop a 68-acre portion of Alameda Point. Alameda Point is an 878- acre part of the decommissioned Naval Air Station Alameda within the heart of the Bay Area. Alameda Point is the most significant waterfront opportunity site in the San Francisco. The site is proposed for a mixed-use, transit-oriented, and sustainable residential/commercial project. Successful development of this site will spur additional commercial development and economic growth at Alameda Point.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The College of Alameda offers school to work programs that meet the current needs of businesses and industry in such areas as computer information systems and transportation technologies. The business, science and technology degrees offered by local colleges and universities have fostered economic growth and employment opportunities in emerging business clusters such as clean technologies and advanced manufacturing.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The city is working with the Alameda Unified School District, the Peralta Community College District and local businesses to develop career pathways for local youth and community college students to enter into high demand, high wage positions for many local business sectors—including health care, advanced manufacturing and maritime industries—that need specially trained employees.

Along these lines, the city, the Workforce Investment Board, and the College of Alameda recently collaborated to initiate a Maritime Painting apprenticeship program for a local ship yard. Students completing the class will be given preferential hiring at the ship yard. Underserved populations targeted for recruitment include Veterans as well as unemployed, formally incarcerated, and low income individuals.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The city is an active member of East Bay EDA, a regional organization dedicated to business attraction, retention, and development activities in the East Bay. The public and private sector members collaborate on regional and sub-regional initiatives in education and workforce development; international trade and investment; legislation and advocacy; infrastructure; and business development.

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Discussion

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

In general the most common housing problem for low to moderate-income households in the City of Alameda is cost burden greater than 30% of income and/or overcrowding. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs for the aging housing stock. Poorly-maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. One persistent problem throughout the City is that 40.0% of the total households are cost burdened or severely cost burdened.

Due to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (the "Redevelopment Act"), reasonable accommodations were required to be made on all closing military bases to meet the needs of the homeless. For this reason there is some concentration in the Alameda Point neighborhood with multiple housing problems including decaying housing stock from the former military base.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City of Alameda has a diverse population with no one race comprising a majority in 2014. White persons account for 50.8% of the population, Asian persons represent 31.2% and Hispanics and Latinos represent 11% of the population City-wide. Black or African American persons represent 6.1% of the population, followed by the remaining category of "other" which is at 6.7%.

What are the characteristics of the market in these areas/neighborhoods?

There is decaying housing stock from the former military base.

Are there any community assets in these areas/neighborhoods?

The Alameda Point neighborhood lacks assets such as limited public transportation access and amenities such as library, community center and grocery store.

Are there other strategic opportunities in any of these areas?

The strategic opportunities in these areas align with the strategies of the Strategic Plan as a whole.

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Alameda is one of eight jurisdictional members of the Alameda County HOME Consortium. As the lead agency for the Consortium, Alameda County coordinates long-range planning and annual applications to HUD for both HOME and Community Development Block Grant (CDBG) funding. While HOME funds are administered by Alameda County on behalf of the participating jurisdictions, CDBG funds are directly awarded to some of the participating jurisdictions, including Alameda, as annual "entitlement" funds.

This Action Plan covers the period from July 1, 2015 through June 30, 2016, 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 approximately $1,039,953 in CDBG Entitlement funds. This is a 1.3% reduction from the 2014 allocation. Other CDBG funds noted in the Plan include an estimated $150,000 in program income from loan repayments. An estimated $137,000 in HOME funds is also anticipated. All federal, state, local, and grant resources available during the Action Plan period are detailed in the Summary of Housing and Community Development Activities, included in Section SP-35 Anticipated Resources. As required by HUD, the HOME Consortium developed broad policy objectives for the use of CDBG, HOME and other federal funds and outlined priority needs in the Consortiums Five-Year Strategic Plan, covering FY 2015-16 through FY 2019-20. The Priority Needs identified in the Five-Year Strategic Plan include: preserving and increasing affordable housing and supportive services; reducing housing discrimination; preventing and addressing homelessness; and addressing non-housing community development needs such as neighborhood improvements, public services, accessibility improvements and economic development.

In preparing its 2015–2016 Strategic Plan, the City consulted with community-based service providers, residents, and City departments and boards. These entities helped to establish priority needs and objectives and developed strategies in the form of projects and activities to further those objectives.

The City held two public meetings and one community stakeholder meeting to gather comments regarding housing and community development needs. Data regarding needs was also gathered from a variety of sources, including the U.S. Census, published reports, City Housing Element, City Community Priority Needs Survey and Counties Analysis of Impediments to Fair Housing. 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 and recommended that services that address the following areas be emphasized:

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 Alamedans, the SSHRB also identified an increased need for collaboration among service providers and other government agencies serving the

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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.

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SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 232 - Geographic Priority Areas

1	**Area Name:**	City-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Due to the City's compact geography and its housing conditions, programs are implemented on a City-wide basis, except for the targeted funding for Alameda Point Collaborative (APC), which manages 200 units of supportive housing for formerly homeless individuals and families (approximately 500 residents, almost 50% are children). Based on its eligibility, APC applied to become a Community Based Development Organization (CBDO), which provides an opportunity to leverage resources.

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.

Per its by-laws, APC "…has been formed for charitable purposes, to provide employment, casework, housing, healthcare, and other social services, including emergency, transitional, and long-term services, to the economically deprived residents of Alameda County, especially those who are homeless…"

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SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 233 – Priority Needs Summary

1	**Priority Need Name**	Rental Housing Production
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Individuals Families with Children Elderly
	Geographic Areas Affected	City-wide
	Associated Goals	Affordable Housing
	Description	Increase the availability of affordable rental housing for extremely low (30% AMI), very-low (50% AMI), and low (80% AMI), income households.
	Basis for Relative Priority	The majority of low- and moderate-income rental households (earning 80 percent or less of area median income) spend more than 30 percent of their incomes on housing costs. Affordable housing is in short supply throughout the county. Very high-cost housing markets reduce the supply of affordable housing even further. As rents increase, subsidies in rental assistance programs also increase, which results in a reduction in the number of persons that can be served in these programs.
2	**Priority Need Name**	Housing Preservation
	Priority Level	High

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	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Frail Elderly
	Geographic Areas Affected	City-wide
	Associated Goals	Affordable Housing
	Description	Preserve existing affordable rental and ownership housing households at or below 80 percent of AMI.
	Basis for Relative Priority	There is an overall high need for preserving existing housing to allow for aging in place and to keep a healthy housing stock. The Housing Market Analysis section describes the amount of assisted housing in Alameda. Almost 10 percent of Alameda households receive some form of housing assistance, including Section 8 Housing Choice Vouchers. The physical condition of the housing stock is also described. The incidence of lead paint hazards in the county's older housing stock, which poses dangers for young children living in those dwellings, is assessed in the section discussing lead-based paint. Many low-income homeowners cannot afford the substantial costs involved in rehabilitating their homes. In the City's Housing Rehabilitation Program, the average cost of major rehabilitation projects is $45,000 per unit. The program has seen a steady increase in costs in recent years as the cost of building materials and labor increases. The significant rehabilitation needs of the low- and moderate-income owner-occupied housing stock makes programs to preserve that supply a priority.
3	**Priority Need Name**	First Time Homebuyer
	Priority Level	Low

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	Population	Extremely Low Low Moderate Families with Children
	Geographic Areas Affected	City-wide
	Associated Goals	Affordable Housing
	Description	According to the 2007-2011 CHAS data book compiled for the Consolidated Plan, there are over 2,140 low- and median-income homeowner households in Alameda. Over half of these households spend over 30 percent of their incomes on housing costs. This is partly due to the long-term trend of Bay Area household incomes not keeping pace with increasing home prices. The gap between median incomes and median home prices is sizable. The 2015 median household income (for a family of four) for the Oakland-Fremont was, according to HUD, $88,500. With a mortgage at 4.5 percent interest, a household earning $88,500, paying 30 percent of income for housing costs (including principal, interest, mortgage insurance, taxes, and insurance, with a 10 percent down payment, could afford a home costing approximately $368,000. According to DataQuick, the 2014 annual median sales prices for the two zip code areas that comprise the City of Alameda were $636,000 and $687,000. Using the midpoint of $661,000, a family would need to earn $158,000 a year to afford a home at the median price without assistance.
	Basis for Relative Priority	According to the 2007-2011 CHAS data book compiled for the Consolidated Plan, there are over 2,140 low- and median-income homeowner households in Alameda. Over half of these households spend over 30 percent of their incomes on housing costs. This is partly due to the long-term trend of Bay Area household incomes not keeping pace with increasing home prices. The gap between median incomes and median home prices is sizable. The 2015 median household income (for a family of four) for the Oakland-Fremont was, according to HUD, $88,500. With a mortgage at 4.5 percent interest, a household earning $88,500, paying 30 percent of income for housing costs (including principal, interest, mortgage insurance, taxes, and insurance, with a 10 percent down payment, could afford a home costing approximately $368,000. According to DataQuick, the 2014 annual median sales prices for the two zip code areas that comprise the City of Alameda were $636,000 and $687,000. Using the midpoint of $661,000, a family would need to earn $158,000 a year to afford a home at the median price without assistance.
4	**Priority Need Name**	Fair Housing

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	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City-wide
	Associated Goals	Affordable Housing
	Description	Reduce Housing Discrimination
	Basis for Relative Priority	The City of Alameda is committed to ensuring all Alameda residents are treated fairly and are decently housed. To that end, the City will continue to fund and partner with a fair housing agency to combat housing discrimination. Consistent with this commitment, other actions the City is taking to affirmatively further fair housing choice are described in the City's Analysis of Impediments (AI) to Fair Housing, completed in January 2015 jointly with other jurisdictions in the Alameda County HOME Consortium.
5	**Priority Need Name**	Homelessness
	Priority Level	High

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	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Victims of Domestic Violence
	Geographic Areas Affected	City-wide
	Associated Goals	Homelessness
	Description	• 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.
	Basis for Relative Priority	Prevent homelessness and other housing crises. It is far more cost-effective to support people to maintain their housing and thereby avoid eviction, costly emergency shelter, and a lengthy housing search. Homeless is a regional issue. Therefore the City works through the County-wide everyone Home Program to address homelessness.
6	**Priority Need Name**	Community Development Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Individuals Families with Children Elderly
	Geographic Areas Affected	City-wide
	Associated Goals	Non-Housing: Public Services

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	Description	**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.
	Basis for Relative Priority	In FY 2015-20, CDBG funds will continue to support a variety of safety net services, including shelter, health and wellness services, personal safety services, and other homeless prevention services such as short-term rental and utility assistance. Safety net services support families that are vulnerable or in crisis and help to stabilize them until longer-term solutions, such as employment or more affordable housing, can be obtained. Lack of sufficient funding is the major obstacle the City faces in achieving its public service objectives. The City receives twice as many public service funding requests as available funding. During the last five years, the City has been relying on approximately 19% less funding. This year CDBG was reduced an additional 3.1%, which continues to have a significant impact on the Public Services allocation. With stimulus funding, such as the HPRP no longer available, there is a tremendous funding gap for safety net services. Fortunately, the City has a successful Revolving Loan Fund program, which generates Program Income that helps offset the Entitlement cuts. However, the slump in the housing market has affected the amount of program income received, and the City is no longer generating a significant amount of program income through refinances. Overall, in addition to the reduction in the Entitlement grant, the City is working with reduced program income revenue.
7	**Priority Need Name**	Community Development Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Individuals Families with Children
	Geographic Areas Affected	City-wide

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Associated Goals	Non-Housing: Economic Development
	Description	• 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
	Basis for Relative Priority	The City of Alameda is committed to providing economic development and entrepreneurship opportunities for low-income residents and continues to expand and diversify its commitment to providing these opportunities. During the past five years, the City provided technical assistance funding to the Alameda Point Collaborative (APC) to increase its capacity to become a Community Based Development Organization (CBDO). During next five fiscal years, the City will continue funding to APC as a CBDO to expand economic development, neighborhood revitalization, and energy conservation measures currently being undertaken by APC, including supporting the Ploughshares Nursery.
8	**Priority Need Name**	Community Development Public Facilities/Infrastructure
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City-wide

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OMB Control No: 2506-0117 (exp. 07/31/2015)

	Associated Goals	Non-Housing: Public Facilities/Infrastructure
	Description	• Improve public facilities that serve low-income clients and neighborhoods and the disabled • Improve the accessibility Improve health and safety and reduce blight by removing hazardous structure
	Basis for Relative Priority	The City utilizes CDBG funds to rehabilitate, acquire, and improve public facilities and infrastructure that serve low-income clients and neighborhoods, as well as the disabled. The City will continue programs that offer financial assistance to nonprofit agencies serving low-income clients to access to funding for capital improvements. Similarly, CDBG funds will be used to improve public facilities serving low-income neighborhoods. The City anticipates it will continue to support one to two facilities improvements each year.

Narrative (Optional)

The need for affordable housing in Alameda County far exceeds the supply of affordable rental and for-sale housing in the Alameda County HOME Consortium. Likewise, the City of Alameda faces a demand for affordable housing that greatly outstrips supply. Low-income households are highly likely to pay more for housing than they can afford and have other housing-related problems. These include overcrowding of units, substandard plumbing and electrical, inadequate kitchen facilities, low numbers of affordable units, and high rents and ownership costs.

The identification of priority housing needs was prepared, in accordance with HUD guidelines, by the Alameda County HOME Consortium. The City of Alameda is a participating jurisdiction in the Consortium. Because of the City's compact geography and generally uniform housing conditions, programs are implemented on a citywide basis unless otherwise indicated.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This Action Plan covers the period from July 1, 2015 through June 30, 2016, 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 approximately $1,039,953 in CDBG Entitlement funds. This is a 3.1% reduction from the 2014 allocation. Other CDBG funds noted in the Plan include an estimated $150,000 in program income from loan repayments. An estimated $137,000 in HOME funds is also anticipated. Additional federal, state, local and grant resources leveraged and available during the Action Plan period are detailed in the Summary of Housing and Community Development Activities, included in Section AP-15 Expected Resources.

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	1,039,953	150,000	0	1,189,953	0	

Table 234 - Anticipated Resources

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

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Faced with the continuing reduction of federal financial resources, the need to leverage funds is urgent and severe. 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). Each of these sources can be used to satisfy matching requirements.

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

Approximately one-third of the City's land mass is comprised of former military property. Alameda Point, previously Naval Air Station Alameda, was conveyed to the City in 2013, and will be redeveloped for civilian reuse of the 1,450 residential units planned, 25% will be affordable to very-low to moderate-income families. An additional 80 acres of former military property, Alameda Landing, is currently being redeveloped. Part of this mixed-use development will include a 32-unit, multi-family project for very-low and low-income families. Lastly, the City approved a Legally Binding Agreement for a homeless accommodation of 90 units of service-enriched housing at the North Housing site in 2013 with the Alameda Point Collaborative and Building Futures. HUD has signed off on the amended Reuse Plan and the City is waiting for the FOST (finding of suitability for transfer) to be completed by the Navy. Development of this publically owned land could result in over 400 units of affordable housing in the next 10-15 years.

Discussion

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
The City of Alameda Housing Authority	PHA	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
EveryOne Home	Continuum of care	Homelessness Planning	Region
ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT	Departments and agencies	Ownership Planning Rental	Jurisdiction
City of Alameda Economic Development Department	Departments and agencies	Economic Development Planning	Jurisdiction
ALAMEDA POINT COLLABORATIVE	CBDO	Economic Development Homelessness	Jurisdiction
ALAMEDA FOOD BANK	Non-profit organizations	public services	Jurisdiction
BUILDING FUTURES FOR WOMEN WITH CHILDREN	Non-profit organizations	Homelessness public services	Jurisdiction
Family Violence Law Center	Non-profit organizations	public services	Jurisdiction
LEGAL ASSISTANCE FOR SENIORS	Non-profit organizations	public services	Jurisdiction
City of Alameda Public Works Department	Government	Rental neighborhood improvements public facilities	Jurisdiction
ECHO HOUSING	Non-profit organizations	public services	Jurisdiction

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
EDEN I&R	Non-profit organizations	public services	Jurisdiction
City of Alameda Social Services and Human Relations Board	Departments and agencies	Planning public services	Jurisdiction
City of Alameda Park and Recreation Department	Departments and agencies	public facilities public services	Jurisdiction

Table 235 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Alameda has found that the most cost-effective way to deliver social, educational, and recreational services is through contracts with community-based organizations. As described in the citizen participation section of this document, the City conducts surveys and needs hearings to determine which programs are most critical to low- and moderate-income Alamedans. Requests for Proposals are developed to reflect those priorities. The City then selects and develops contracts with subgrantees that will meet the range of identified community needs. One of the City's greatest strengths is the presence of excellent, active community-based organizations. Community-based organizations also work closely with one another in Alameda through a number of collaborations, including the Assessment and Awareness Workgroup, the Family Services Workgroup, the Alameda Collaborative for Children, Youth and Their Families, and the Alameda Services Collaborative.

Alameda has a strong sense of community, and volunteerism levels are high. All of the community-based organizations in Alameda receive significant volunteer support. A number of local organizations also rely on individual donations from local residents to support their work. For example, the Alameda Homeless Network coordinates the preparation and delivery of dinner by local churches and service organizations to the Midway Shelter five nights a week.

Lack of access to services can prevent the delivery of services. This can be the result of several factors including lack of transportation, services that are not delivered in a culturally appropriate manner or in the appropriate language, burdensome requirements prior to accessing services ("red tape"), and services that are not provided close to those in need.

Lack of transportation is a particular challenge for the elderly, for persons with disabilities, and for others who may not drive or have a car. Transportation to services must be appropriate for the population in need, such as "door-to-door" transit for the elderly and persons with disabilities.

The lack of awareness of the availability of services by those in need and a lack of knowledge about how to access services are significant obstacles to the provision of services. Outreach to those in need should be significant and culturally appropriate.

Those in need must often access services from several points; similar services may also be provided by more than one agency. Those being served by one agency may have needs that are not being addressed by the particular agency currently serving that person or family.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X		
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 236 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City participates in the comprehensive planning and coordination of services for the homeless. After ten years of coordinating local efforts to address homelessness, the Alameda Countywide Continuum of Care Council transferred its responsibilities to EveryOne Home in November 2008. EveryOne Home is the community-based organization formed to coordinate the implementation of the EveryOne Home Plan (formerly known as the Alameda County Homeless and Special Needs Housing Plan).

The EveryOne Home Plan is a comprehensive blueprint to end homelessness, including chronic homelessness, by the year 2020, and address the housing needs of extremely low-income persons living with serious mental illness and or HIV/AIDS. It includes a 10-year services-based plan, within a broader 15-year housing-based plan, to create safe, decent, and affordable housing options for individuals and families who are homeless or individuals with HIV/AIDS or persistent mental illness.

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The City of Alameda is one of 13 Alameda County jurisdictions that have accepted or adopted the EveryOne Home Plan. In Alameda County, issues of homelessness are addressed through a coordinated regional effort. Therefore, homelessness will be discussed from a regional perspective in this Strategic Plan unless otherwise noted.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Special needs populations face greater obstacles to economic self-sufficiency than the general population. In addition, special needs populations often require supportive services and/or special housing accommodations in order to stay independently housed. As described in the County's housing needs analysis, people with disabilities receiving Supplemental Security Income (SSI) benefits are the lowest-income households in the Consortium area, and there is not a single housing market area in the United States (Alameda County included) where a person with a disability receiving SSI benefits can afford to rent a studio apartment. The number of subsidized housing units countywide is inadequate to meet demand. Unfortunately, funding for social services has been drastically cut at the federal and state level in recent years, and funding for special needs housing has been insufficient to meet the growing need.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The priorities and specific objectives that the City of Alameda hopes to achieve, along with associated activities, are described in the Summary of Housing and Community Development Activities

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Go Inc
1	Affordable Housing	2015	2019	Affordable Housing	City-wide	Rental Housing Production Housing Preservation First Time Homebuyer Fair Housing	CDBG: $263,470	Re reh 25 Ho Ho Ho Re 25 Ho Ot 50
2	Homelessness	2015	2019	Homeless	City-wide	Homelessness	CDBG: $95,000	Ho Ov Sh 20 As Ho Pre 5 As Ot 50
3	Non-Housing: Public Services	2015	2019	Non-Housing Community Development	City-wide	Community Development Public Services	CDBG: $83,493	Pu act Lo Inc Be 47 As
4	Non-Housing: Economic Development	2015	2019	Non-Housing Community Development	City-wide	Community Development Economic Development	CDBG: $100,000	Jo cre 27

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Go Inc
5	Non-Housing: Public Facilities/Infrastructure	2015	2019	Non-Housing Community Development	City-wide	Community Development Public Facilities/Infrastructure		Pu Inf Act Lov Inc Be 3 Ass

Table 237 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Housing
	Goal Description	• Increase the availability of affordable rental housing for extremely low-income (30% AMI), very low-income (50% AMI), and low-income (80% AMI) households • Preserve existing affordable rental and ownership housing households at or below 80 percent of AMI. • Assist low- and moderate-income first-time homebuyers. • Reduce housing discrimination.
2	**Goal Name**	Homelessness
	Goal Description	• 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. • Develop long-term leadership and build political will.
3	**Goal Name**	Non-Housing: Public Services
	Goal Description	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.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

4	**Goal Name**	Non-Housing: Economic Development
	Goal Description	• 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
5	**Goal Name**	Non-Housing: Public Facilities/Infrastructure
	Goal Description	• Improve public facilities that serve low-income clients and neighborhoods and the disabled • Improve the accessibility Improve health and safety and reduce blight by removing hazardous structure (clearance)

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

317 units of new housing will be constructed (285 rental 32 owner); 25 units of rental units will be rehabilitated; 30 families will receive tenant-based rental assistance and 25 homeowners will receive rehabilitation assistance. All rental units will be low or extremely low income.

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SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City participates in the Alameda County Service Area for Lead Abatement (CSALA), which funds the Alameda County Healthy Homes Department (HHD). Through the HHD, renters and homeowners receive information about lead hazards and Indoor Air Quality (IAQ) and other Healthy Homes questions and concerns.

City staff has received certification and training in lead based paint inspection, project design, and project monitoring and Healthy Homes practitioner training and works with the HHD 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 in all pre-1978 properties; 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; 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.

How are the actions listed above integrated into housing policies and procedures?

Title X Section 1012 & 1013 lists requirements by activity. The Housing Authority and all housing programs have incorporated these and are in compliance with Rehabilitation (Subpart J), and Tenant Based Rental Assistance (Subpart M). These activities and requirements have a part of our Housing Rehab procedures manual for more than 10 years and are included in our project checklists. Visual inspection for deteriorated paint is a part of the HQS inspections that are performed annually by Alameda Housing Authority staff for Voucher holder residences.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's anti-poverty strategy will be carried out during the Five-Year Plan period through a combination of CDBG-funded public initiatives and nonprofit services to low-income residents. A range of public services is intended to move families and individuals along a continuum from "in crisis" or "vulnerable" to "stable" or "thriving" members of the community. In keeping with the recommendations of the City's Social Service Human Relations Board, public services funding focuses on a combination of safety net services and empowerment activities. Safety net services include such things as emergency food and shelter and domestic violence services. These services reach residents who are in crisis or vulnerable and keep them from falling into further crisis. In addition, the City will fund a tenant based rental assistance program and the County will focus resources for rapid re-housing and homeless prevention aimed at keeping families housed.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City will continue to implement a number of activities to fight poverty and improve the economic circumstances of residents, especially those living in west Alameda. While safety net services keep families and individuals from further decline, the City's effort to focus resources toward empowering and self-sustaining activities provides an opportunity to connect residents with employment and training resources, adult and youth leadership opportunities, and economic incentives to enhance economic independence and self-sufficiency.

In addition to funding public service programs, part of the City's anti-poverty strategy is to focus attention on the needs of west Alameda residents, who overall have the lowest incomes in the City. The City's anti-poverty strategy includes access to employment and training resources through its support of the APC CBDO programs, and the Alameda One-Stop Career Center.

Alameda Family Services (AFS) is another key component of the City of Alameda's anti-poverty strategy. AFS is a human services organization whose programs help to improve the emotional, psychological, and physical health of children, youth, and families. AFS currently operates several programs that help support Alamedans: Senior Housing Permanence, Head Start, Family Support Services, Behavioral Health Care Services, Youth Homeless Services, and Senior Services. These programs help support the City's aim of reducing the number of families in poverty.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Alameda places a high priority on monitoring to ensure programs and projects are in compliance with federal regulations and with the objectives of the community. The City's monitoring efforts begin with the execution of legal agreements with nonprofit subgrantees, and housing owners, and memoranda of understanding with other public agencies. By incorporating performance requirements and reporting procedures, including outlines of specific objectives, timelines and budgets, the City is able to evaluate performance.

Additional procedures for monitoring include:

Public Services

- Monitoring subgrantees' quarterly performance reports and requests for reimbursements
- Annual or biannual on-site monitoring
- Annual review of audits for continuing subgrantees

Facilities and Improvements

- Capital Improvement Project Team
- On-site monitoring of construction progress and labor monitoring
- Project oversight by City's Public Works Department as needed

Housing

- Annual monitoring of rental projects in former Redevelopment Areas
- Monitoring of HOME-funded projects
- Annual monitoring of all affordable ownership units City-wide
- Guyton Annual Report discussing total housing units developed City-wide
- On-site monitoring of construction progress
- Review of project expenses
- Housing Element Annual Report Affordable Housing Unit Fee Report

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Expected Resources

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

Introduction

This Action Plan covers the period from July 1, 2015 through June 30, 2016, 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 approximately $1,039,953 in CDBG Entitlement funds. This is a 3.1% reduction from the 2014 allocation. Other CDBG funds noted in the Plan include an estimated $150,000 in program income from loan repayments. An estimated $137,000 in HOME funds is also anticipated. Additional federal, state, local and grant resources leveraged and available during the Action Plan period are detailed in the Summary of Housing and Community Development Activities, included in Section AP-15 Expected Resources.

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	1,039,953	150,000	0	1,189,953	0	

Table 238 - 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

Faced with the continuing reduction of federal financial resources, the need to leverage funds is urgent and severe. 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). Each of these sources can be used to satisfy matching requirements.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Approximately one-third of the City's land mass is comprised of former military property. Alameda Point, previously Naval Air Station Alameda, was conveyed to the City in 2013, and will be redeveloped for civilian reuse of the 1,450 residential units planned, 25% will be affordable to very-low to moderate-income families. An additional 80 acres of former military property, Alameda Landing, is currently being redeveloped. Part of this mixed-use development will include a 32-unit, multi-family project for very-low and low-income families. Lastly, the City approved a Legally Binding Agreement for a homeless accommodation of 90 units of service-enriched housing at the North Housing site in 2013 with the Alameda Point Collaborative and Building Futures. HUD has signed off on the amended Reuse Plan and the City is waiting for the FOST (finding of suitability for transfer) to be completed by the Navy. Development of this publically owned land could result in over 400 units of affordable housing in the next 10-15 years.

Discussion

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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	Affordable Housing	2015	2020	Affordable Housing	City-wide	Rental Housing Production Housing Preservation	CDBG: $263,470	Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Other: 50 Other
2	Homelessness	2015	2020	Homeless	City-wide	Homelessness	CDBG: $95,000	Public service activities for Low/Moderate Income Housing Benefit: 48 Households Assisted Homelessness Prevention: 200 Persons Assisted
3	Non-Housing: Economic Development	2015	2020	Non-Housing Community Development	City-wide	Community Development Economic Development	CDBG: $100,000	Jobs created/retained: 27 Jobs
4	Non-Housing: Public Services	2015	2020	Non-Housing Community Development	City-wide	Community Development Public Services	CDBG: $83,493	Public service activities for Low/Moderate Income Housing Benefit: 4770 Households Assisted

Table 239 – Goals Summary

Goal Descriptions

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OMB Control No: 2506-0117 (exp. 07/31/2015)

1	**Goal Name**	Affordable Housing
	Goal Description	• 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	• 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	• 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

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OMB Control No: 2506-0117 (exp. 07/31/2015)

4	**Goal Name**	Non-Housing: Public Services
	Goal Description	• **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. **Note: Does not include homelessness as that is a separate goal, although it is in the Public Services Category.*

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OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-35 Projects - 91.420, 91.220(d)

Introduction

This Plan covers the period from July 1, 2015, through June 30, 2020 (FY 2015/16 through FY 2019/20). It addresses the resources the City of Alameda expects to receive from HUD during this period.

The City will receive $1,039,943 in CDBG entitlement funds for FY 2015. Other CDBG funds noted in the Plan for FY 2015 include an estimated $150,000 in program income from loan repayments.

An estimated $141,000 in HOME funds is also anticipated to benefit the City for FY 2015 through the Alameda County HOME Consortium. 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.

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

#	Project Name
1	Alameda Food Bank (AFB) Food Distribution
2	Family Violence Law Center (FVLC) Direct Legal Services
3	Legal Assistance for Seniors (LAS) Legal Assistance for Alameda Seniors Program
4	Building Futures with Women and Children (BFWC) Midway Shelter
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	Residential Rehabilitation Lead Based Paint Evaluation/Testing
10	Alameda Fire Department (AFD) Housing Safety Program
11	Residential Rehabilitation Program Delivery
12	Housing Authority North Housing Clearance Activities
13	Everyone Home (Former CoC)
14	CDBG Administration
15	Rent Conciliation Services

Table 240 – Project Information

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

In preparing its 2015–2020 Strategic Plan, the City consulted with community-based service providers, residents, and City departments and boards. These entities helped to establish priority needs and objectives and developed strategies in the form of projects and activities to further those objectives.

The City held two public meetings and one stakeholder meeting to gather comments regarding housing

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and community development needs. Data regarding needs was also gathered from a variety of sources, including the U.S. Census, published reports, City Housing Element, City Community Priority Needs Survey and Counties Analysis of Impediments to Fair Housing. 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 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.

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AP-38 Project Summary

Project Summary Information

1	**Project Name**	Alameda Food Bank (AFB) Food Distribution
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: $20,000
	Description	Safety-net services which provides food distribution.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2,100
	Location Description	1900 Thau Way, Alameda, CA 94501 650 West Ranger, Alameda, CA 94501 1700 Santa Clara, Alameda, CA 94501
	Planned Activities	Food Distribution
2	**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: $15,893
	Description	Crisis counseling, safety planning and other referral services to family violence victims.
	Target Date	6/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	Domestic Violence survivors: 25
	Location Description	24-hour crisis line at (800) 947-8301. Family Violence Law Center 470 27th Street Oakland,CA 94612
	Planned Activities	Crisis counseling, safety planning and other referral services to family violence victims.
3	**Project Name**	Legal Assistance for Seniors (LAS) Legal Assistance for Alameda Seniors Program
	Target Area	
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: $15,000
	Description	Safety-net legal assistance and education for seniors.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	45 Legal Services 300 Education Workshops
	Location Description	Mobile
	Planned Activities	We provide free legal advice and information, representation in court and administrative hearings, referrals to other community resources, and community education and training on legal issues.
4	**Project Name**	Building Futures with Women and Children (BFWC) Midway Shelter
	Target Area	City-wide
	Goals Supported	Homelessness Non-Housing: Public Services

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	Needs Addressed	Homelessness Community Development Public Services
	Funding	CDBG: $95,000
	Description	Safety-net homeless services for women and children, DV support groups and emergency homeless prevention services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	200 Shelter 48 support group 5 Homeless prevention services
	Location Description	Midway Shelter
	Planned Activities	Safety-net homeless services for women and children, DV support groups and emergency homeless prevention services.
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: $7,291
	Description	Safety-net services for housing counseling Tenant/ Landlord & Fair Housing services
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	200 Tenant/Landlord Counseling 50 Fair Housing Counseling
	Location Description	Phone
	Planned Activities	Tenant/Landlord & Fair Housing Counseling
6	**Project Name**	Eden I& R 211 Information and Referral Program

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	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: $18,556
	Description	The 211 tool will link callers to Eden Information and Referral database of human services and affordable housing safety net-services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2100
	Location Description	Phone Referrals
	Planned Activities	The 211 tool will link callers to Eden Information and Referral database of human services and affordable housing safety net-services.
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.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	27
	Location Description	Alameda Point Collaborative
	Planned Activities	Job Training and Placement

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8	**Project Name**	Substantial Rehabilitation
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Housing Production Housing Preservation
	Funding	CDBG: $159,113
	Description	Financial and technical assistance to restore and/or create affordable rental units in existing vacant and underutilized structures.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	up to 3 households
	Location Description	City Wide TBD
	Planned Activities	Financial and technical assistance to restore and/or create affordable rental units in existing vacant and underutilized structures.
9	**Project Name**	Residential Rehabilitation Lead Based Paint Evaluation/Testing
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing Preservation
	Funding	CDBG: $10,000
	Description	Provide Risk Assessments, Paint Inspections and Clearance Testing as required by HUD under Title X section 1012/1013 for residential housing units occupied by low-income households.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	18 households
	Location Description	City Wide TBD

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	Planned Activities	Provide Risk Assessments, Paint Inspections and Clearance Testing as required by HUD under Title X section 1012/1013 for residential housing units occupied by low-income households.
10	**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	Fire Department Safety and Accessibility Program will assist low-income seniors in maintaining residential safety and accessibility.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	10 accessibility modifications
	Location Description	TBD
	Planned Activities	Fire Department Safety and Accessibility Program will assist low-income seniors in maintaining residential safety and accessibility.
11	**Project Name**	Residential Rehabilitation Program Delivery
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Housing Production Housing Preservation
	Funding	CDBG: $260,000
	Description	Program Activity Delivery for all Residential Rehab programs
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	

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	Location Description	City wide
	Planned Activities	Program Activity Delivery for all Residential Rehab programs
12	**Project Name**	Housing Authority North Housing Clearance Activities
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Housing Production
	Funding	CDBG: $74,357
	Description	Clearance activities will include site assessment, technical investigation, environmental reports and preparation of a mitigation strategy to build approximately 90 units of affordable housing.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Site Clearance activities to build approximately 90 units of affordable housing.
	Location Description	North Housing at Alameda Point
	Planned Activities	Clearance activities will include site assessment, technical investigation, environmental reports and preparation of a mitigation strategy.
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.
	Target Date	6/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	County wide Homeless Consortium strategy to end homelessness
	Planned Activities	Implementation of Homeless Management Information System (HMIS) and development of funding resources for Alameda and other County homeless programs.
14	**Project Name**	CDBG Administration
	Target Area	City-wide
	Goals Supported	Affordable Housing Homelessness Non-Housing: Public Services Non-Housing: Economic Development
	Needs Addressed	Rental Housing Production Housing Preservation First Time Homebuyer Fair Housing Homelessness Community Development Public Services Community Development Economic Development Community Development Public Facilities/Infrastructure
	Funding	CDBG: $228,731
	Description	General Administration
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	General Administration
15	**Project Name**	Rent Conciliation Services

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	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: $6,753
	Description	Rent Conciliation services
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	67
	Location Description	TBD
	Planned Activities	Rent Conciliation services

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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

Due to the City's compact geography and its housing conditions, programs are implemented on a City-wide basis, except for the targeted funding for Alameda Point Collaborative (APC), which manages 200 units of supportive housing for formerly homeless individuals and families (approximately 500 residents, almost 50% are children). Based on its eligibility, APC applied to become a Community Based Development Organization (CBDO), which provides an opportunity to leverage resources.

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.

Per its by-laws, APC "…has been formed for charitable purposes, to provide employment, casework, housing, healthcare, and other social services, including emergency, transitional, and long-term services, to the economically deprived residents of Alameda County, especially those who are homeless…"

Geographic Distribution

Target Area	Percentage of Funds
City-wide	80

Table 241 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Alameda is an island city of approximately 74,400 residents. 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. A map showing the City's boundaries and identifying all low- and moderate-income areas is available for reference.

All activities discussed in this Plan are intended for, and open to, income-eligible households and persons within the City of Alameda. Because of the City's 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. 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.

Because of the City's compact geography and generally uniform housing conditions, programs are implemented on a citywide basis unless otherwise indicated. 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

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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.

Discussion

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

Non-housing community development needs also face obstacles of increasing need in an era of declining resources. Additional challenges exist because of the City's growing limited-English-speaking population. Based on the 2009-2013 American Community Survey 5-Year Estimates for the City Alameda 36.25% of Alameda's population speak one of 37 languages other than English at home, 17.47% 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 outstrips 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 new units through the Substantial Rehabilitation program.

In addition to developing affordable housing, the City requires that at least 15% of all new housing constructed shall be affordable to very low-, low-, and moderate-income households. The City of Alameda will continue to fund a number of housing assistance programs with CDBG funds, 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.

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. During FY 2013, the City will continue to support the work of the Fair Housing Provider.

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Because of the City's compact geography and generally uniform housing conditions, programs are implemented on a citywide basis unless otherwise indicated.

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:

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. In keeping with the recommendations of the City's SSHRB, public services funding focuses on safety net services. Safety net services include such things as emergency food and shelter and domestic violence services. These services reach residents who are "in-crisis" or "vulnerable" and keep them from falling into further crisis.

In 2015-2016, the City will continue to implement a number of activities to fight poverty and improve the economic circumstances of residents, especially those living in west Alameda. While safety net services keep families and individuals from further decline, the City's focus on empowering and self-sustaining activities provides an opportunity to connect residents with employment and training resources, adult and youth leadership opportunities, and economic incentives to enhance economic independence and self-sufficiency. The City's anti-poverty strategy includes access to employment and training resources through its support of the CBDO and satellite career center at the Alameda Point Collaborative. In addition, AHA also administers a Family Self-Sufficiency Program designed to assist families and individuals in becoming financially stable by providing individualized case management services and financial incentives.

Actions planned to develop institutional structure

Alameda was incorporated in 1884 and obtained its City Charter from the State of California in 1937. The City has a five-member City Council presided over by an elected mayor. The City Manager and executive staff oversee the City's administration.

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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.

In furtherance of neighborhood development and community service goals, the Community Development Department, Economic Development Commission, Social Service Human Relations Board, and Alameda Collaborative for Children, Youth and Their Families. Strong partnerships exist with the College of Alameda One-Stop Career Center, the Chamber of Commerce, neighborhood business associations, and other public and private entities.

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 2015-2016 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.

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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

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Program Specific Requirements

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

Introduction

This Plan covers the period from July 1, 2015, through June 30, 2020 (FY 2015/16 through FY 2019/20). It addresses the resources the City of Alameda expects to receive from HUD during this period.

The City will receive $1,039,943 in CDBG entitlement funds for FY 2015. Other CDBG funds noted in the Plan for FY 2015 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	15,000
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:	**15,000**

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.	80.00%

Discussion

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