Executive Summary

ES-05 Executive Summary – 24 CFR 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, 2020 through June 30, 2025 and has produced this Action Plan for the first year of that cycle (July 1, 2020 – June 30, 2021) (FY20). 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 Needs Assessment Overview

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

PRIORITY HOUSING NEEDS:

Goal 1: Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair.

Goal 2: Reduction of housing discrimination through provision of fair housing and tenant/landlord services.

Goal 3: Use resources to assist low-income residents make rental assistance payments in response to COVID-19.

PRIORITY HOMELESS NEEDS:

Goal 1: Use resources to end homelessness by funding and supporting homeless services programs.

PRIORITY SUPPORTIVE HOUSING NEEDS:

Goal 1: Increase the availability of services enriched housing for persons with special needs by supporting acquisition and new construction of housing units.

COMMUNITY DEVELOPMENT NEEDS:

Goal 1: Make improvements, including ADA accessibility and rehabilitation to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.

Goal 2: Fund economic development, micro-enterprise and on-the-job training.

Goal 3: Support the public services program for low income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis."

3. Evaluation of past performance

An evaluation of FY18 activities was developed for public comment in September 2019. Accomplishments for FY18 activities were included in the FY18 CAPER that was released for public comment in early September 2019. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY19/20 will be completed in September 2020, however, the Consortium has also asked for a waiver or the CAPER due date to December 28, 2020 due to COVID-19 response, should something come up to prevent at September 2020 submission.

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 January 14, 2020 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. No comments were received at this meeting.

In March 2020, HUD issued waivers to the 30-day to a 5-day public comment period and extended the Con Plan due date to July 6, 2020 due to COVID-19. The HOME Consortium has adjusted the schedule accordinly. The 5 day public comment period will take place from June 15, 2020 through June 19, 2020. A public hearing will be held on June 18, 2020 via Zoom Conference to take comments on the draft HOME Consortium Consolidated Plan. Public Notices are placed on each jurisidction's website. At the Zoom public hearing, 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 to be placed on their websites. 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, as part of the Analysis of Impediments to Fair Housing Choice a survey was sent out to all of the cities to distribute to interested parties. 3,296 people participated in the survey. Outreach also included three community engagement meetings held in Berkeley, Oakland, and Hayward. These locations were chosen due to their proximity to the highest number of priority groups, including racial and ethnic minorities, people experiencing homelessness, people with disabilities, people residing in R/ECAPs, and people with limited English proficiency. Responses were received from people who live or work in all of the cities in the County. 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 public comments have been received.

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

Not applicable

7. Summary

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's 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.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(I)

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 FY20-FY24 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(I)).

EveryOne Home is a collective impact initiative founded in 2007 to facilitate the implementation of Alameda County, California's plan to end homelessness, known as the EveryOne Home Plan. In 2018, EveryOne Home updated that Plan now known as the Strategic Plan Update: Ending Homelessness in Alameda County. This Update recommends strategies and actions to reduce homelessness so that in five years no person without a permanent home would need to sleep outside. The Update focuses on 1) preventing homelessness; 2) ensuring safer and more dignified conditions for those experiencing homelessness; and 3) increasing permanent homes. The EveryOne Home Governance Charter memorializes how stakeholders govern the collective impact initiative to end homelessness and meet the federally-defined responsibilities of operating a HUD Continuum of Care as found in the Continuum of Care Program Rule at §578 and its related HUD rules, regulations and notices, direct the work of the backbone organization, and promote partnership and accountability among the various leadership bodies. EveryOne Home convenes stakeholders, develops policies for the housing crisis response system, and tracks outcomes through the following committees: EveryOne Home Membership, Leadership Board, Results Based Accountability, HUD CoC Committee, HMIS Oversight Committee, System Coordination Committee, and Youth Action Board. Stakeholders include people with lived experience, community advocates, service providers, County agencies, and City departments from the fields of housing, homelessness, social services, healthcare, criminal justice and others.

In 2019, EveryOne Home with the support of HUD technical assistance from Abt Associates is facilitating a community process for housing crisis response system modeling which will lead to a model of the optimal housing crisis response system in Alameda County with specific crisis and housing inventory recommendations. Leadership across the continuum are coordinating closely to design and implement an optimal system that will both address the crisis needs of people experiencing homelessness as well as their permanent housing needs. Community stakeholder's have agreed to use the optimal model developed through the system planning process to guide strategic funding decisions for existing and new federal, state, and local resources.

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

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

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

The EveryOne Home plan is structured around three major goals: 1) preventing homelessness; 2) ensuring safer and more dignified conditions for those experiencing homelessness; and 3) increasing permanent homes.

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 FY20-FY24 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 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 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?	Alameda County and all of the cities in Alameda County meet to discuss regional issues affecting all jurisdictions and to coordinate consultations. Many neighborhood group were also consulted in preparing the Analysis of Impediments to Fair Housing Choice. The group has also made decisions concerning FY20 HOME funds (CHDO and Urban County) being shifted into being used in a TBRA program for low-income people who are experiencing difficulties in paying their rent due to COVID-19 shelter-in place requirements causing job loss.
2	**Agency/Group/Organization**	Alameda County Healthy Homes
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	Meetings between Healthy Homes and Urban County to develop strategies for the ways that Healthy Homes programs could meet the needs of Urban County jurisdictions and residents for the Con Plan period.

3	**Agency/Group/Organization**	Housing Authority of Alameda County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	All Housing authorities in Alameda County (Oakland, Berkeley, City of Alameda, Livermore and Alameda County) participated in the planning and development of the Analysis of Impediments to Fair Housing Choice Plan.

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. Broadband outreach and resiliency consultantion is done with the housing developers at the time of the RFP and contracting.

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	Drive the development of the homelessness activity goals.

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.

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

Narrative

CDBG, ESG and HOME program waivers were enacted due to COVID-19 response including reducing the public comment period from 30 days to 5 days.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

All aspects of programs administered by HCD are conducted with freedom of access for all interested persons. Citizens are encouraged to be involved in the development of programs offered by HCD including recommending program policies and funding, the five-year Consolidated Plan, Annual Action Plan, Substantial Amendments to the Consolidated/Action Plans, Consolidated Annual Performance and Evaluation Report, and the Community 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 took place on January 14, 2020 at the Housing and Community Development Advisory Committee meeting. A public Hearing on the *Analysis of Impediments to Fair Housing Choice (AI)* took place on November 12, 2019 also at the Housing and Community Development Advisory Committee meeting. The purpose of the meetings 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.

In March 2020, HUD enacted a series of program waiver for ESG, CDBG and HOME programs including being able to delay the submission of the Con Plan until July 6, 2020 and reducing the public comment period from 30 days to 5 days. The 5-day public comment period for the Consolidated Plan took place from June 15 - June 20, 2020. A public hearing was held via Zoom Conference on June 18, 2020 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 and on jurisidctional websites. No comments were received.

The Consolidated Plan will be placed on jurisidctional websites. 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.

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	Six HCDAC members and four HCD staff	No comments were received	N/A	
2	Public Hearing	Non-targeted/broad community	Eight HOME Consortium members and one HCD staff	No comments were received	N/A	
3	Public Hearing	Non-targeted/broad community	Five local newspaper received notice of a 5-day public comment period and public hearing. Eight HOME Consortium members, one Urban County Members, one consultant and two HCD Staff	No comments were received.	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

According to Table 5, Alameda County experienced population growth of 6% from 2011 to 2015. 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 estimated population of 1,059,524 (U.S. Census 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 high cost of housing has substantially increased the number of households with cost burdens and other housing problems both nationally and statewide. 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 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 and are reflected in the Tables.

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.

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

Summary of Housing Needs

In 2015, there were approximately 354,569 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 2019, median income in the Oakland PMSA was $111,700 for a household of four; up 17% from the 2015 data shown below. 125,790 households (33%) are low income households (both rental and ownership); of these 27,823 renters had a cost burden of more than 30%; 25,641 had a severe cost burden of between 30% and 50%; 9,147 had overcrowding issues. 15,909 homeowners had a cost burden of more than 30%; 20,710 had a severe cost burden of between 30% and 50%; 2,228 had overcrowding issues.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	0	1,059,524	
Households	0	354,569	
Median Income	$0.00	$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	44,410	39,345	42,035	33,810	194,995
Small Family Households	14,879	14,985	18,285	15,370	117,549
Large Family Households	4,265	5,202	5,714	4,799	20,809
Household contains at least one person 62-74 years of age	9,358	8,349	9,464	6,549	37,179
Household contains at least one person age 75 or older	8,383	7,474	5,354	3,818	11,522
Households with one or more children 6 years old or younger	8,590	8,153	7,877	6,328	27,388

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

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	710	569	294	225	1,798	120	209	79	45	453
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	924	674	1,039	319	2,956	65	144	128	190	527
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,439	2,923	2,155	1,630	9,147	199	480	884	665	2,228
Housing cost burden greater than 50% of income (and none of the above problems)	18,345	7,529	1,755	194	27,823	7,755	6,448	4,439	2,068	20,710

	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
Housing cost burden greater than 30% of income (and none of the above problems)	2,859	8,275	9,984	4,523	25,641	2,239	2,798	5,249	5,623	15,909
Zero/negative Income (and none of the above problems)	1,599	0	0	0	1,599	1,204	0	0	0	1,204

Table 7 – Housing Problems Table

Data Source: 2011-2015 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	22,425	11,699	5,255	2,355	41,734	8,150	7,263	5,524	2,963	23,900
Having none of four housing problems	6,044	10,929	16,730	13,740	47,443	5,029	9,458	14,525	14,755	43,767

	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
Household has negative income, but none of the other housing problems	1,599	0	0	0	1,599	1,204	0	0	0	1,204

Table 8 – Housing Problems 2

Data Source: 2011-2015 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	10,414	8,879	5,935	25,228	2,580	3,443	4,856	10,879
Large Related	3,329	2,762	1,433	7,524	588	1,510	1,413	3,511
Elderly	5,669	3,489	1,880	11,038	5,541	3,745	2,732	12,018
Other	5,543	4,022	3,557	13,122	1,544	1,192	1,345	4,081
Total need by income	24,955	19,152	12,805	56,912	10,253	9,890	10,346	30,489

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 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	9,305	3,704	695	13,704	2,135	2,614	2,183	6,932
Large Related	2,614	910	84	3,608	539	815	470	1,824

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	4,500	1,709	392	6,601	3,978	2,389	1,310	7,677
Other	4,930	2,073	700	7,703	1,329	973	690	2,992
Total need by income	21,349	8,396	1,871	31,616	7,981	6,791	4,653	19,425

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 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	3,009	2,703	2,519	1,375	9,606	172	345	598	555	1,670
Multiple, unrelated family households	349	913	635	454	2,351	94	268	412	303	1,077
Other, non-family households	195	90	94	134	513	0	0	0	0	0
Total need by income	3,553	3,706	3,248	1,963	12,470	266	613	1,010	858	2,747

Table 11 – Crowding Information - 1/2

Data Source: 2011-2015 CHAS

	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 11,038 renters have cost burdens below 30%, an additional 6,601 have a severe cost burden over 50%. 12,018 elderly owners are cost burdened at below 30% and an additional 7,677 have a severe cost burden over 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.

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 68,964 renter households and 41,031 owner households in the HOME Consortium had one or more housing problems (2011-2015 American Community Survey 5-Year Estimates). This trend holds true with overcrowding, as 4% of renter households were overcrowded households, while only 1% of owner households were overcrowded households. The elderly, particularly homeowners, were also affected by cost burdens, as 46% 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

Some of the currently housed persons most at risk of homelessness are those with a history of homelessness. The 2019 Point In Time Count showed that 69% of people experiencing sheltered or unsheltered homelessness had experienced more than one episode of homelessness in their lifetime. In federal fiscal year 2019, the Oakland-Berkeley- Alameda County Continuum of Care saw a 17% rate of returns to homelessness within two years (out of the 2,114 persons who ended their homelessness, 354 persons returned to homelessness within 2 years). Permanent Supportive Housing (PSH) has a high retention rate in the CoC, 98% in FFY 2019. However, of those who left PSH, 9% exited to homelessness (19/219) and 12% to temporary living arrangements with friends or family (27/219). Rapid Re-Housing resulted in permanent housing for 73% of people in FFY 2019. However, 8% exited the RRH program to homelessness, and another 8% exited the RRH program to temporary living arrangements with friends, family, or in a hotel. Through a series of focus groups with homeless and formerly homeless persons, it is becoming clear that homeless people are wary of accepting rapid re-housing because the high cost of housing in Alameda County puts housing stabilization out of reach for many homeless people with extremely low incomes.

Housed persons with Extremely Low Incomes (ELI)—defined as 30% or less of area median income—including formerly homeless people, are at a very high risk of homelessness. To qualify for ELI housing in Alameda County during 2019 the annual income of a two-person household could not exceed $29,750 and a four person household could not exceed $37,150. These annual incomes translate into roughly $2,479 per month for a two-person household and $ 3,096 for a four-person household. Yet HUD fair market rent for a two bedroom in Alameda County beginning October 2019 is $2,239. Not surprisingly, the California Housing Partnership reports that 72% of ELI households in Alameda County are severely cost burdened, meaning that they pay more than half of their income for housing.

Finally, but not insignificantly, African Americans, Native Americans, Multi-Racial, and Pacific Islanders are at higher risk of homelessness. As examples, the 2019 Point In Time Count showed that African Americans make up 47% of the homeless population and 58% of the people receiving homeless services, but African Americans make up just 22% of the people experiencing poverty in Alameda County and only 11% of its general population. Similarly, Native Americans make up 4% of the homeless population and 3% of the people receiving homeless services, but Native Americans make up just 1% of people experiencing poverty in Alameda County and only 1% of the general population.

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:

For the purpose of the EOH Strategic Plan Update we estimated those who were at immanent risk of homelessness and could have been prevented from becoming homeless by identifying the number of persons who became homeless for the first time in 2017, multiplied by the percent of persons who were

experiencing homelessness for the first time in the PIT Count survey who also said they came from rental housing or living with friends and family, on the assumption that approximately 80% of those could be diverted from homelessness with assistance at the system from door. There is not currently an operational definition used CoC-wide to estimate the at-risk population.

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

- Low or no income
- Prior experience with homelessness
- Do not hold a lease
- Exited homelessness to live with friends or family

Discussion

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	35,644	5,973	2,803
White	11,794	2,860	1,033
Black / African American	5,200	618	269
Asian	7,604	1,408	1,059
American Indian, Alaska Native	237	12	29
Pacific Islander	379	0	29
Hispanic	8,762	843	288

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 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	30,045	9,328	0
White	10,047	5,199	0
Black / African American	2,854	514	0
Asian	6,959	1,642	0
American Indian, Alaska Native	108	64	0
Pacific Islander	243	48	0
Hispanic	8,860	1,690	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 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	26,028	16,015	0
White	8,522	7,029	0
Black / African American	2,664	1,333	0
Asian	6,254	3,324	0
American Indian, Alaska Native	100	66	0
Pacific Islander	392	142	0
Hispanic	7,210	3,729	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 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	15,477	18,355	0
White	5,192	8,040	0
Black / African American	1,522	1,634	0
Asian	4,349	3,909	0
American Indian, Alaska Native	26	91	0
Pacific Islander	154	285	0
Hispanic	3,715	3,823	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 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, Blacks represent 10%, Asians 23%, Native Americans .5%, Pacific Islanders 1% and Hispanics 24%. People in all races and income levels are experiencing housing problems.

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	30,575	11,073	2,803
White	9,849	4,798	1,033
Black / African American	4,480	1,353	269
Asian	6,324	2,694	1,059
American Indian, Alaska Native	212	34	29
Pacific Islander	274	104	29
Hispanic	7,947	1,663	288

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 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	18,962	20,387	0
White	6,459	8,787	0
Black / African American	1,664	1,699	0
Asian	4,497	4,093	0
American Indian, Alaska Native	94	76	0
Pacific Islander	114	172	0
Hispanic	5,625	4,952	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 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	10,779	31,255	0
White	3,327	12,230	0
Black / African American	739	3,258	0
Asian	2,819	6,768	0
American Indian, Alaska Native	20	141	0
Pacific Islander	104	421	0
Hispanic	3,419	7,509	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 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	5,318	28,495	0
White	1,137	12,094	0
Black / African American	483	2,668	0
Asian	1,785	6,480	0
American Indian, Alaska Native	0	113	0
Pacific Islander	69	370	0
Hispanic	1,569	5,953	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 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

When housing needs are looked at as a percentage of the overall Consortium population broken out by race, Blacks represent 10%, Asians 23%, Native Americans .5%, Pacific Islanders 1% and Hispanics 24%. People in all races and income levels are experiencing severe housing problems.

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	223,473	71,692	56,454	2,988
White	100,565	26,249	20,768	1,063
Black / African American	12,149	6,330	6,764	279
Asian	71,218	20,214	13,233	1,149
American Indian, Alaska Native	811	235	262	29
Pacific Islander	1,778	811	416	29
Hispanic	31,042	15,290	12,895	328

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

This analysis demonstrated that housing cost burden has a number of people in all races and income levels who are experiencing housing cost burdens.

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 lenders were more willing to make this population loans in general which could not be supported at these income levels when the cost of living increased. When housing needs are looked at as a percentage of the overall Consortium population broken out by race, whites make up 37% of those with housing needs; Blacks represent 10%, Asians 23%, Native Americans .5%, Pacific Islanders 1% and Hispanics 24%. 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); Cherryland 4356.02 (Hispanic) and 4356.01 (Hispanic).

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

Introduction

The Housing Authority of the County of Alameda (HACA) operates the Section 8 Housing Choice Voucher (HCV) program throughout Alameda County with the exception of the cities of Alameda, Berkeley, Livermore and Oakland, each of which has its own housing authority. HACA no longer owns or operates any Public Housing. It converted 158 former Public Housing units to project-based vouchers under HUD's Section 18 program between September 2011 and November 2012 and disposed of 72 former Public Housing units under HUD's RAD program in 2016, also converting them to project-based vouchers.

HACA's ACC with HUD is for 6,666 HCVs. However, HUD funding is insufficient to lease up all Vouchers. Currently, 715 of HACA's HCVs are project-based.

The Housing Authority of the City of Livermore (LHA) 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, 125 public housing units in the Consortium provide homes for families, the elderly and disabled individuals.

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	325	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	1	10	0	1	9	0
# of Elderly Program Participants (>62)	0	17	133	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	325	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

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	165	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	98	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)

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	97	1,060	24	1,008	4	19	5
Not Hispanic	0	97	228	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)

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

HACA does not own or operate any Public Housing.

The Livermore Housing Authority has not opened its Public Housing waitlist since 2011 and had 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 HCV holders are securing housing navigation services for persons with a disability and elderly persons, finding available units to rent that are affordable to voucher holders, and securing security deposit funding. On HACA's HCV waiting list there are 4,009 applicants; 516 households are elderly, 884 are disabled and 305 have indicated a need for a disabled unit. Additionally, 1,105 are homeless.

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

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

Introduction:

Homelessness has nearly doubled in Alameda County over the past five years from 4,040 persons experiencing homelessness counted during to 2015 Point In Time Count to 8,022 persons counted during the 2019 the Point In Time Count. Of those counted in 2019, 1,710 persons (21%) were sheltered and 6,312 (79%) were unsheltered. This represents a 163% increase in unsheltered homelessness since the 2015 count. The CoC estimates that 15,786 persons experienced homelessness in 2019

In federal fiscal year 2019 (10/1/2018-9/30/2019) the homeless housing crisis response system provided prevention services to 166 households. These include funds from Support Services to Veteran Families (SSVF), Whole Person Care, and the philanthropic initiative Keep Oakland Housed. The homeless system modeling with racial equity impact analysis seeks to prevent extremely low-income adults and households with minor children from becoming homeless. The models estimate that 20% of households with only adults could be prevented from becoming homelessness, and 50% of households with minor children. Strategies for preventing homelessness include:

- Housing problem solving with flexible financial resources that can be accessed as needed (not once in a lifetime).
- Shallow subsidies that are renewable based on the household's income.

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.

Working together, the system modeling process looks closely at the needs of homeless households with minor children and homeless households with only adults as well as subpopulations such as veterans, transition aged youth, and victims fleeing domestic violence. Through this process stakeholders model the combinations of crisis services and permanent housing needed to end homelessness in Alameda County. The system models will support annual gaps analysis, revealing how much the homeless system needs of permanent supportive housing, extremely low income housing, rapid re-housing, homeless prevention, housing problem solving and flex funds, long term shallow subsidies, transitional housing, emergency shelter, housing navigation, and street outreach.

The homeless system models will be finalized at the end of March 2020. County, City, and the Continuum of Care Board are committed to using the model to guide local, state, and federal investments in homeless services and housing. As an early example, local applications for the state Homeless Housing, Assistance, and Prevention funding, which are due by February 15, 2020, state the intention to spend one-time state funding in support of the homeless system model.

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)	26	498	3,036	1,494	786	244
Persons in Households with Only Children	9	20	144	71	26	25
Persons in Households with Only Adults	6,274	1,195	12,605	5,904	1,412	219
Chronically Homeless Individuals	1,556	287	4,992	5,373	559	732
Chronically Homeless Families	2	104	513	82	133	438
Veterans	547	145	731	71	332	224
Unaccompanied Child	9	20	144	71	26	25
Persons with HIV	44	15	110	45	15	219

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):

The Oakland-Berkeley-Alameda County Continuum of Care uses the HUD System Performance Measures to track the number of people becoming homeless, exiting homelessness, and the number of days that persons experience homelessness in our community. During FY 2019 3,600 people became homeless for the first time in our system (System Performance Measure 5.2). During that time period 1,320 persons obtained permanent housing (System Performance Measure 7b.1). The average length of time homeless in FY 2019 was 966 days.

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.

The Oakland-Berkeley-Alameda County Continuum of care estimates that each year there are 985 households with minor children who experience homelessness each year.

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.

Comparing the general and homeless populations of Alameda County demonstrates the patterns of racial disparity that are visible throughout the United States. Individuals identifying as Black/African American, Multi-Racial or Another Race, American Indian or Alaska Native, and Native Hawaiian or Other Pacific Islander are overrepresented in the homeless population. The 2019 Point in Time Count found that 47% of persons experiencing homelessness identified as Black/African American, compared to 11% of the county's overall population. Fourteen percent of persons experiencing homelessness identified as Multi-Racial or Other compared with 6% of the county's general population. Four percent of persons experiencing homelessness identified as American Indian or Alaska Native, compared with 1% of Alameda County's overall population. And 2% identified as Native Hawaiian or Other Pacific Islander compared with 1% of the general population.

The 2019 Point In Time Count found that White and Asian racial groups had lower representation in the homeless population than in the general population: 31% of the homeless population identified as

White, compared with 43% of the general population; 2% of the homeless population identified as Asian, compared with 29% of the county's general population.

Ethnic disparities in Alameda County are slightly different from national trends. The National Alliance to End Homelessness's 2018 analysis, "Racial Disparities in Homelessness in the United States" showed slightly higher representation of Hispanic/Latino identified persons in the homeless population compared with the general population, Alameda County's 2019 Point In Time Count shows that Hispanic/Latinos make up a 23% smaller proportion of the homeless population than in the general population of Alameda County.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In the 2019 Point-in-Time Count enumerated 6,312 individuals experiencing unsheltered homelessness and 1,710 individuals residing in emergency shelter, safe haven, or transitional housing facilities. Between 2017 and 2019, there was an increase of 2,449 unsheltered individuals (+63%). Over one-third (35%) of the population were residing in vehicles. An additional 27% were residing in tents or makeshift shelters and 15% were sleeping on the streets and in other outdoor locations.

Discussion:

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 need 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 2017 American Community Survey (ACS) 5-Year Estimates, 13% of individuals (almost 137,000 persons) in the Consortium are 65 years and older. In addition, 12% of elderly householders aged 65 or older live alone (16,440 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.

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.

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 ($1,197/month in 2019). 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.

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

According to the March 2018 Alameda County Comprehensive HIV Prevention Plan, through 2016, the total number of people living with HIV in the County was 5,951. Of these, 39.8% were African American or Black, 31.6% were White or Caucasian, 19.2% were Latino, 6.6% were Asian or Pacific Islander, and 2.8% self-identified as multi-ethnic or "other". In terms of gender, 80.4% of the individuals living with HIV were male, 18.4 % were female and 1.2% were transgender. Individuals aged 50 and older comprised 47.4% of the population living with HIV, followed by 30.3% who were 40-49 years old, 14.4% who were 30-39 years old, 4.5% who were 25-29 years old, 3.0% who were 18-24 years old and 0.2% who were 17 or less years of age.

Additionally, the Alameda County Comprehensive HIV Prevention Plan provides information on mode of transmission of HIV. The most prevalent mode of transmission was men who have sex with men (MSM), which accounted for 59.1% of the individuals living with AIDS, or 3,115 individuals. Heterosexual contact with individuals who were HIV+ was the mode of transmission for 18.9% of individuals. Injection drug use (IDU) was the mode of transmission for 9.3% of individuals living with HIV. A combination of MSM and IDU was the mode of transmission for 5.8% of individuals living with HIV, and pediatric exposure accounted for 0.8% of the individuals living with HIV. An additional 6.1% of the individuals living with HIV either did not report their mode of transmission nor had a mode of transmission categorized as "other".

Alameda County HCD administers the HOPWA Program on behalf of the City of Oakland. The HOPWA Program provides funding to build and rehabilitate housing for people with HIV/AIDS; supportive services and case management. The Alameda County AIDS Housing Needs Assessment Plan (2014) findings call for: 1) increase the percentage of low income HIV+ primary acre clients with permanent housing; 2) consider additional efforts to support housing assistance and other services that enable clients to obtain and adhere to HIV treatment; and 3) support case management and clinical services that work toward increasing access to non-medical supportive services (e.g. housing).

Discussion:

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.

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.

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, 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.

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 2019 *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 354,541 occupied housing units located in the Consortium, 60% are owner-occupied and the other 40% of homes are occupied by tenants.

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

Introduction

In 2015, the Consortium had a total of 369,118 housing units, of which 254,403 or 69% were single-family housing units and 108,057 or 29% of housing structures were multifamily units. Additionally, there are 6,658 mobile homes, or 2% of the Consortium's total housing stock.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	216,594	59%
1-unit, attached structure	37,809	10%
2-4 units	23,473	6%
5-19 units	32,154	9%
20 or more units	52,430	14%
Mobile Home, boat, RV, van, etc	6,658	2%
Total	***369,118***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	858	0%	5,880	4%
1 bedroom	4,760	2%	37,690	26%
2 bedrooms	32,964	16%	59,425	42%
3 or more bedrooms	173,443	82%	39,521	28%
Total	***212,025***	***100%***	***142,516***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

Alameda County has assisted in the development of over 4,245 Housing Units in 99 completed projects, having restricted 1,809 of those units with 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 2019 *Analysis of Impediments to Fair Housing Choice* found that the Consortium has 8,987 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 346 rental units that will face conversion to market-rate rents in the next two years (FY18-19) 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, 75,000 Very-Low and Extremely-Low income households have severe rent burdens in Alameda County, which represents 83% 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.

Discussion

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: 2009	Most Recent Year: 2015	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	10,307	7.2%
$500-999	19,555	13.7%
$1,000-1,499	51,492	36.1%
$1,500-1,999	36,625	25.7%
$2,000 or more	24,532	17.2%
Total	***142,511***	***100.0%***

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	6,409	No Data
50% HAMFI	18,005	4,701
80% HAMFI	56,709	11,129
100% HAMFI	No Data	20,364
Total	***81,123***	***36,194***

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,397	1,693	2,109	2,902	3,558
High HOME Rent	1,390	1,491	1,791	2,060	2,279
Low HOME Rent	1,085	1,162	1,395	1,611	1,797

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 29 and 30 show that there are more extremely low and 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 lower than current (2015) 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 and in 2018, 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 2015. Increases in rent over the past three years have averaged 22.54% while the median income for renters has increased just 3%.

As of June 2019, the average monthly rent across all Consortium jurisdictions is $2,200, up from $1,819 in 2014. Average rents are highest in Emeryville, Dublin, and Union City, where rents range from $2,355

to $2,603. Only five jurisdictions have average rents below $2,000 per month, including San Leandro ($1,798), Livermore ($1,801), Castro Valley ($1,860), Hayward ($1,925) and Albany ($1,963).

Vacancy rates across the Consortium have remained low over the past few years. In May 2019, the overall vacancy rate for Consortium jurisdictions was 3.4 percent. This is up from the historical low of 2.74% in 2017. 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.

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

Introduction

According to American Community Survey 2011-2015 data, 37% of the HOME Consortium's housing stock was built since 1980. The HOME Consortium contains 22,570 houses that were built prior to 1980 (63% 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 2011-2015 data indicates that 453 homes in the HOME Consortium lacked complete plumbing facilities or kitchen facilities. Many low income homeowners cannot afford the substantial costs involved in rehabilitating their homes. According to the 2017 American Community Survey (ACS) 5-Year Estimates, 13% of individuals (almost 137,000 persons) in the Consortium are 65 years and older. In addition, 12% of elderly householders aged 65 or older live alone (16,440 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.

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 $$40,000-$50,000 per house. The program has seen a steady increase in costs in recent years as the costs of building materials and labor increases. Additionally, 13% 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	65,025	31%	65,955	46%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With two selected Conditions	2,524	1%	8,239	6%
With three selected Conditions	50	0%	359	0%
With four selected Conditions	0	0%	80	0%
No selected Conditions	144,434	68%	67,864	48%
Total	***212,033***	***100%***	***142,497***	***100%***

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	21,683	10%	13,508	9%
1980-1999	55,804	26%	38,998	27%
1950-1979	104,777	49%	70,310	49%
Before 1950	29,764	14%	19,719	14%
Total	***212,028***	***99%***	***142,535***	***99%***

Table 34 – Year Unit Built

Data Source: 2011-2015 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	134,541	63%	90,029	63%
Housing Units build before 1980 with children present	28,372	13%	14,529	10%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 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.

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 36 years old. The City of San Leandro is the entitlement jurisdiction with the oldest housing stock; the median year homes were built is 1958 (61 years). Within the Urban County, the median year built in Dublin is 1996 (23 years), while the median age in Piedmont is 80 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

23% of the housing stock with children present built prior to 1980 is at risk of having a lead-based paint hazard. There are 28,272 owner-occupied housing units and 14,529 rental units that are estimated to contain lead-based paint hazards in the HOME Consortium.

Discussion

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) operates the Section 8 Housing Choice Voucher (HCV) program throughout Alameda County with the exception of the cities of Alameda, Berkeley, Livermore and Oakland, each of which has its own housing authority. HACA no longer owns or operates any Public Housing. It converted 158 former Public Housing units to project-based vouchers under HUD's Section 18 program between September 2011 and November 2012, and disposed of 72 former Public Housing units under HUD's RAD program in 2016, also converting them to project-based vouchers.

HACA's ACC with HUD is for 6,666 HCVs. However, HUD funding is insufficient to lease up all Vouchers. Currently, 715 of HACA's HCVs are project-based.

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	355	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:

The City of Alameda's Housing Authority and Alameda County Housing Authority do not operate any Public Housing Units.

The Housing Authority of the City of Livermore (LHA) 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, 125 public housing units in the Consortium provide homes for families, the elderly and disabled individuals.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

Not applicable.

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

Not applicable.

Discussion:

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. Since the 2015 Homeless Point-In-Time Count homelessness has virtually doubled in Alameda County going from 4,040 to 8,022 persons in January 2019's Count. The capacity of the homeless housing and services system expanded modestly during that same period. For example, 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)	372	0	164	1,162	0
Households with Only Adults	770	158	416	2,226	0
Chronically Homeless Households	0	0	0	645	0
Veterans	73	0	83	416	0
Unaccompanied Youth	18	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use 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 (ACHCH) 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. Current services include comprehensive primary care with integrated behavioral health at sites throughout Alameda County, urgent care and street medicine at shelters and on the streets, substance use outreach and treatment, specialty medical care, dental and optical care, and case management. In 2018, ACHCH provided 45,035 medical and social support service encounters to 9,987 people experiencing homelessness throughout Alameda County

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 client 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 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 79 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 three winter shelters.

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.

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.

According to the Alameda County Plan for Older Adults (FY16/17), there are 3,543 subsidized senior housing units in the Consortium area. There are 40,807 senior households in Consortium jurisdictions that are classified as extremely low households making below 30% of AMI. 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 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 247 licensed care facilities with capacity to accommodate approximately 6,315 individuals within the Consortium. The cities of Hayward (827), Fremont (669), Union City (886), Pleasanton (1,432), and San Leandro (569) have the largest number of facilities.

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))

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 68,964 renter households and 41,031 owner households in the Consortium had one or more housing problems. 18% of renter households and 7% of owner households were overcrowded. The elderly are also affected by cost burdens, as 7% 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 2020, 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.

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	1,080	231	1	0	-1
Arts, Entertainment, Accommodations	12,942	11,000	12	15	3
Construction	6,649	5,395	6	7	1
Education and Health Care Services	20,395	11,144	18	15	-3
Finance, Insurance, and Real Estate	6,738	3,043	6	4	-2
Information	5,098	3,413	5	5	0
Manufacturing	11,393	7,057	10	10	0
Other Services	4,332	2,902	4	4	0
Professional, Scientific, Management Services	18,622	12,718	17	17	0
Public Administration	0	0	0	0	0
Retail Trade	12,952	12,207	12	17	5
Transportation and Warehousing	4,057	1,087	4	1	-3
Wholesale Trade	6,526	3,433	6	5	-1
Total	110,784	73,630	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	148,661
Civilian Employed Population 16 years and over	137,489
Unemployment Rate	7.50
Unemployment Rate for Ages 16-24	18.65
Unemployment Rate for Ages 25-65	5.21

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	44,415
Farming, fisheries and forestry occupations	6,212
Service	11,843
Sales and office	30,949
Construction, extraction, maintenance and repair	9,460
Production, transportation and material moving	6,592

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	61,109	50%
30-59 Minutes	42,584	35%
60 or More Minutes	17,625	15%
Total	***121,318***	***100%***

Table 43 - Travel Time

Data Source: 2011-2015 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	8,239	805	6,214

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	21,384	2,528	8,494
Some college or Associate's degree	32,304	2,699	9,659
Bachelor's degree or higher	57,388	2,444	9,905

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 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	1,284	2,024	4,041	3,988
9th to 12th grade, no diploma	2,464	1,807	2,123	3,964	2,331
High school graduate, GED, or alternative	6,164	8,173	7,728	16,494	8,629
Some college, no degree	8,890	8,899	7,008	16,649	6,389
Associate's degree	800	3,228	3,124	5,850	2,224
Bachelor's degree	2,828	13,118	11,750	17,685	5,910
Graduate or professional degree	125	5,977	9,061	12,350	4,143

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	346,593
High school graduate (includes equivalency)	480,474
Some college or Associate's degree	570,206
Bachelor's degree	794,311
Graduate or professional degree	1,149,558

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 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 1,103,670 jobs in Alameda County in 2020. Consistent with information on the County's largest employers, Oakland, Fremont, and Hayward comprised the top three job centers in 2020. Oakland accounted for 28% of all employment countywide, while Fremont and Hayward contained 14% and 9% of the County total, respectively.

Employment in Alameda County is projected to increase by 18% between 2020 and 2040, to 2,092,370 jobs. The Consortium is expected to grow slightly less with a projected increase of 15% during the same time period. High job growth, in terms of percentages, is projected for Dublin, but it had small job base in 2020. 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.

The East Bay Economic Outlook 2019-20 Report found that the major economic indicators point towards steady growth for Alameda County in the short term. With employment and wages on the rise, consumer confidence is expected to drive up further business activity. While there was a slowdown in the pace of growth, total nonfarm employment and the labor force still increased at a moderate pace, and the region has consistently experienced low levels of unemployment. However, there are significant factors that affect economic growth, including the region's ongoing labor shortages and the lack of housing supply. Home and rent valuations have been on the rise as a result of constrained supply—and with increases in population, this problem will linger unless the rate of supply is changed. Alameda County will continue to grow in the near future due in part to ongoing in-migration and a growing labor market, but eventually the issues of labor scarcity and housing supply will need to be resolved in order to keep the region's economy growing at a healthy pace.

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.

Cal Fresh and Supplemental Nutrition Assistance Program Employment and Training (SNAP E&T) provides monthly food benefits to low-income families and individuals. Dig Deep Farms working with Food as Medicine will augment people’s ability to receive nutritional food.

California Workforce Association Boot Camp Capstone Project will have participants participate in a variety of skill building activities that lead to employability. Participants will also receive supportive services.

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.

Not applicable.

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.

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?

The market characteristics in these neighborhoods are in many ways similar to the market characteristics of the Consortium as a whole. In the past few years, there has been a sharp increase in home values 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. Rent have increased at a faster pace than home values, creating a migration of lower income people to seek more affordable areas, often in other counties.

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.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

High speed internet connection providers provide user access to on-line content including websites, tv shows, video conferencing, cloud services and voice conversations. The majority of internet access devices include personal computers, smart phones, or tablets. The City of San Leandro's Fiber Master Plan 2017 found that 30% of their residents with incomes of less than $10,000 had internet access, 45% at incomes of $10,000-$19,000, 65% at incomes of $20,000-$34,999 and 75% of the residents with incomes between $35,000-$50,000 had internet access. These numbers are similar throughout the HOME Consortium. Approximately 14,000 people in Alameda County do not have access to any wireless internet. All new construction of housing units in California require hardwired internet connections in the units. Additionally, there are personnel computers with internet access located in area library's, senior center and community centers.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are 289 internet providers in California. Approximately 95% of Alameda County residents are served by multiple wireless providers with broadband speed. This is not an issue in Alameda County.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the Climate Change and Health Profile – Alameda County (Feb 2017). The temperature will increase by 2â¿¦F; there will be a moderate decline in annual rainfall, sea level/Bay level will raise; fire hazard zones will increase, and wildlife will decrease.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The temperature increase will lead to greater emissions which will lead to greater asthma risk. The cost of housing will increase to mitigate all risks. Fire hazards zones expanding and bay levels raising will compress the land available to build housing increasing the costs and lowering the supply. Extreme weather events lead to greater exposure to toxic materials and widespread social and economic disruption including disruption to the infrastructure for the diversity of health services and general economic well-being. Economic disruption can lead to income loss, income insecurity, food insecurity, housing insecurity and mental health problems.

The COVID-19 pandemic has caused loss of life, economic disruption, income loss, income insecurity, food insecrity, housing insecurity and health problems.

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 2019. 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.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	**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.	Census Tracts: Ashland CPD 43379-4340
	Include specific housing and commercial characteristics of this target area.	Low income neighborhood with older housing stock, multi-family apartments buildings. Commercial corridor on E. 14th Street has vacant store fronts and vacant lots - it is part of the Unincorporated County's redevelopment area.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area has been a target area for a number of years.
	Identify the needs in this target area.	Jobs, job-training, business development, rental assistance, housing rehabilitation and development of affordable rental housing. Additionally, supportive services for the working poor including food distribution.
	What are the opportunities for improvement in this target area?	Incraesed services, targetted services, improved housing stock, development of affordable rental housing and economic development for small businesses.
	Are there barriers to improvement in this target area?	Not enough funds to impact job development.
2	**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.	Boundries of the HOME Consortium
	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:**	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.	All of Almeda County
	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:**	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.	Cherryland census tracts 4356-4357; 4362 and 4363
	Include specific housing and commercial characteristics of this target area.	Older single family homes; limited commercial opportunities. Area is cut up by freeway, railroad tracks and BART tracts bisecting neighborhood.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area has been a target area for many years with a specific plan in place.
	Identify the needs in this target area.	Housing rehabilitation, neighborhood facilities, rental assistance, commercial development and jobs.
	What are the opportunities for improvement in this target area?	Housing stock can be improved; neighborhood facilities under development, rental assistance
	Are there barriers to improvement in this target area?	Not enough funds to do comprehensive job development
5	**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.	Boundries of the Urban County

	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

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 Minor Home 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 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 to qualifying properties and owners to provide a variety of minor home repairs, mobile home repairs, and accessibility improvements.

In response to COVID-19, HCD will be providing rental assistance to low income families who have been impacted by job loss due to COVID-19 shelter in-place requirements.

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. COVID-19 CARE funds will focus on providing motel vouchers to homeless individuals who need a safe place to isolate and rental assitance to people to keep them from becoming homeless.

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. The COVID-19 response is to continue to provide rental assistance with FY20 CHDO and Urban County HOME funds through a Consortiun-wide TBRA program.

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

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Housing Needs
	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 Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Consortium-wide Urban County-wide Ashland, Unincorporated Alameda County
	Associated Goals	Housing Housing Discrimination Rental Assistance
	Description	**Goal 1**: Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair. **Goal 2**: Reduction of Housing Discrimination through provision of fair housing and landlord/tenant services.

	Basis for Relative Priority	Documented lack of affordable rental housing in the HOME Consortium area. Need to preserve existing housing to allow for aging in place and to keep a healty housing stock. Housing discriminations takes place in the Consortium area as documented in the recently update Analysis of Impediments to Fair Housing Choice (AI). Documented number of unemployed as a result to Coronavirus pandemic.
2	**Priority Need Name**	Homeless
	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
	Associated Goals	Homeless
	Description	Use resources to end homelessness by funding and supporting homeless services programs.
	Basis for Relative Priority	Reducing homelessness is a high priority for the Consortium and is based on the EveryOne Home Plan (CofC) to end Homelessness.
3	**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 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	Supportive Housing
	Description	Increase the availability of service enriched housing for persons with special needs by supporting the aquisition and new construction of housing units.
	Basis for Relative Priority	Many of the homeless population also have supportive housing needs.
4	**Priority Need Name**	Community Development
	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	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County
	Associated Goals	Community Development Economic Development Public Services
	Description	Make improvements, including ADA accessibility and rehabilitation, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers. Fund economic development, micro-enterprise and on-the-job training. Support public service programs for low-income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis."
	Basis for Relative Priority	Many priorities are identified as a quaity of life issues for neighborhoods rseidents. During the COVID-19 response, services targetted keep people from becomming homeless.

Narrative (Optional)

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. This is also a priority for COVID-19 response.
TBRA for Non-Homeless Special Needs	Tenant Based Rental Assistance is an option to address non-homeless special needs. This is also a priority for COVID-19 response.
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

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. FY20 funds will be used for COVID-19 response. Amounts revised on 1/12/21 to reflect allocation adjustment made by HUD. CDBG was reduced by #331 and HOME was reduced by $736 in Year 1 (FY20). In both cases HCD admin will be reduce to make the allocation adjustment. Project amounts will not be reduced due to the lateness in the FY year that the allocation reductions were notified by HUD.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	2,170,002	200,976	0	2,370,978	8,000,000	CDBG funds will be leveraged to the maximum extent possible

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	3,214,309	325,923	0	3,540,232	12,000,000	The Alameda County HOME Consortium will leverage funds to the maximum extent possible. FY20 and FY21 HOME funds do not require a match due to CARES Act program waivers.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	180,499	0	0	180,499	700,000	Leveraging has been waived for FY20 ESG funds due to CARES Act program waivers.

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

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 Minor Home Repair 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. Match requirements have been waiver for FY20 and FY21 due to CARES Act waivers.

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. Match requirements have been waived for FY20 due to CARES Act waivers.

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

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; 74,074 acres in residential use, 20,213 acres in commercial, 14,808 acres in industrial use and 1,461 acres in mixed-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. ABAG is projecting that in the future 362 acres per year will be developed for Greenfield remediation.

Discussion

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 Rental neighborhood improvements public facilities public services	Region
CITY OF ALBANY	Government	Economic Development Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
CITY OF DUBLIN	Government	Economic Development Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF EMERYVILLE	Government	Economic Development Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
CITY OF NEWARK	Government	Economic Development Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
CITY OF PIEDMONT	Government	Economic Development Homelessness Non-homeless special needs Ownership 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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY	Government	Homelessness	Region
Alameda County Social Services Agency	Government	Homelessness	Region
EveryOne Home	Continuum of care	Homelessness Planning	Region
ECHO HOUSING	Non-profit organizations	Ownership Public Housing Rental public services	Region
EDEN I&R	Non-profit organizations	Homelessness Public Housing Rental public services	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.

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		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X

Street Outreach Services			
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	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	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 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.

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 and COVID-19 response 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.

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	Housing	2020	2024	Affordable Housing	Consortium-wide	Housing Needs	CDBG: $1,555,330 HOME: $9,505,138	Rental units constructed: 250 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Rehabilitated: 250 Household Housing Unit
2	Housing Discrimination	2020	2024	Affordable Housing	Consortium-wide	Housing Needs	CDBG: $375,000	Public service activities for Low/Moderate Income Housing Benefit: 3750 Households Assisted
3	Rental Assistance	2020	2024	Affordable Housing	Consortium-wide	Housing Needs	CDBG: $848,565 HOME: $1,760,830	Tenant-based rental assistance / Rapid Rehousing: 750 Households Assisted
4	Homeless	2020	2024	Homeless	Consortium-wide	Homeless	CDBG: $500,000 HOME: $2,375,000 ESG: $880,499	Tenant-based rental assistance / Rapid Rehousing: 350 Households Assisted Homelessness Prevention: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Supportive Housing	2020	2024	Non-Homeless Special Needs	Consortium-wide	Supportive Housing	HOME: $1,900,000	Rental units constructed: 50 Household Housing Unit
6	Community Development	2020	2024	Non-Housing Community Development	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County	Community Development	CDBG: $3,707,414	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
7	Economic Development	2020	2024	Non-Housing Community Development	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County	Community Development	CDBG: $385,000	Jobs created/retained: 150 Jobs Businesses assisted: 25 Businesses Assisted
8	Public Services	2020	2024	Non-Housing Community Development	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County	Community Development	CDBG: $3,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Housing
	Goal Description	Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair.
2	**Goal Name**	Housing Discrimination
	Goal Description	Reduction of housing discrimination through provision of fair housing and tenant/landlord services. In FY20 and FY21 funding for parts of this will go towards COVID-19 renter information/eviction prevention.
3	**Goal Name**	Rental Assistance
	Goal Description	Use resorces to assist low-income families affected by loss of income due to COVID-19 with rental assistance payments.
4	**Goal Name**	Homeless
	Goal Description	Use resources to end homelessness by funding and supporting homeless services programs. In FY20 and FY21 prts of these funds will be used for COVID-19 relief efforts.
5	**Goal Name**	Supportive Housing
	Goal Description	Increase the availability of service enriched housing for persons with special needs by supporting the acquisition and new construction of housing units.
6	**Goal Name**	Community Development
	Goal Description	Make improvements, including ADA accessibility and rehabilitation to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers. In FY20 and FY21 part of these funds will be used in COVID-19 relief efforts.
7	**Goal Name**	Economic Development
	Goal Description	Fund economic development, micro-enterprise and on-the-job-training. In FY20 and FY21 part of these funds will be used in COVID-19 relief efforts.

8	**Goal Name**	Public Services
	Goal Description	Support public service programs for low income residents, preserving safety net services for families and individuals who are vulnerable or "in-crsis." In FY20 and FY21 part of these funds will be used in COVID-19 relief efforts.

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)

300 units of new housing will be constructed; 100 units of rental units will be rehabilitated; 1,000 families will receive tenant-based rental assistance and 10 homeowners will receive housing rehabilitation assistance. All will be low or extremely low income.

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.

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

Barriers to Affordable Housing

The barriers to providing affordable housingÂ 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.Â

CHAS data on severe housing problems indicated that 68,964 renter households and 41,031 owner households in the Consortium had one or more housing problems. 18% of renter households and 7% of owner households were overcrowded. The elderly are also affected by cost burdens, as 7% of senior with incomes below 30% AMI paid more than 30% of their monthly income on housing costs.Â Â 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.Â There are 84,673 people who are disabled within the Consortium; disabled adults comprise 8.5% of the Consortium population.

In January 2020, 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.Â 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.Â

Â 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.Â The Consortium jurisdictions have implemented a variety of public policies and programs to eliminate general barriers to affordable housing.Â 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.

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.

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

Eden I&R continues to provide county-wide information and referral for people experiencing housing instability and homelessness through Alameda County's 2-1-1 system. Housing Resource Centers distributed throughout the county have regular telephone and drop-in hours where people experiencing homelessness can obtain housing problem solving and assessment services. As well, domestic violence service providers offer 24-hour hotline support for homeless households that are fleeing domestic violence.

Fourteen organizations provide regular street outreach to homeless people, including specialized outreach to homeless youth and veterans as well as mobile health and mental health services. Street outreach programs focus on serving unsheltered people living on the streets, encampments, or other places not meant for human habitation. Outreach provides immediate services to meet basic needs for hygiene and food assistance as well as links to ongoing services and shelter/housing. Outreach teams are knowledgeable of mainstream resources and make connections to financial benefits, transportation employment assistance, and medical and dental services.

Addressing the emergency and transitional housing needs of homeless persons

The homeless system modeling and racial equity impact analysis project estimates that 48% of singles and 100% of households with minor children need crisis shelter including emergency shelter, navigation centers, and transitional housing. Currently, stays in crisis shelter programs averages 171 days for program leavers. This means that on average shelter beds serve two people each year. The homeless system models develop a strategy for transitioning into a high performing system in five years. By increasing the amount of permanent housing available, each crisis bed will serve 4 people annually as the average length of stay in shelter drops from 171 days to 90.

The models propose that 52% of households with only adults will be served by other crisis services including safe parking programs, hygiene services such as showers and laundry services, food programs, mobile health, and street outreach programs. The models are premised on the idea that many households with only adults will access permanent housing from an unsheltered living situation.

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 Results Based Accountability Committee supports the EveryOne Home initiative to establish system wide performance outcomes and to evaluate effectiveness of programs against those outcomes. Performance measures include shortening the length of time homeless, increasing permanent housing exits, and reducing returns to homelessness from permanent housing. These measures are published quarterly through the Practitioner's Scorecard on the Results Based Accountability page located on the EveryOne Home website.

Alameda County's Health Care Services Agency 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 2020 Housing Inventory Count shows 409 VASH units in Alameda County. The SSVF program provides rapid re-housing and shallow subsidies to veteran families. Through Operation Vets Home, veteran organizations meet weekly for case conferencing using the veteran by name list. Case conferences report on progress toward permanently housing veteran households and collaboratively troubleshooting challenges.

HCD and EveryOne Home collaborate to expand housing opportunities by working to ensure that each community contributes to the creation of permanent housing affordable and accessible to the EveryOne Home target populations. Collaboration will continue with local housing authorities to increase the number of vouchers available to homeless households.

The AC Impact program, funded by HUD Continuum of Care, provides expanded street outreach, engagement, and housing navigation services, along with 50 housing vouchers for chronically homeless adults. As well, Health Care Services Agency has expanded the housing opportunities available to homeless people with serious mental illness through the Mental Health Services Act and No Place Like Home 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

In federal fiscal year 2019 (10/1/2018-9/30/2019) the homeless housing crisis response system provided prevention services to 166 households. These include funds from Support Services to Veteran Families (SSVF), Whole Person Care, and the philanthropic initiative Keep Oakland Housed. The homeless system modeling with racial equity impact analysis seeks to prevent extremely low-income adults and households with minor children from becoming homeless. The models estimate that 20% of households with only adults could be prevented from becoming homelessness, and 50% of households with minor children. Strategies for preventing homelessness include:

- Housing problem solving with flexible financial resources that can be accessed as needed (not once in a lifetime).
- Shallow subsidies that are renewable based on the household's income.

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.

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 related to the extent of lead poisoning and hazards?

With Pleasanton's housing stock being relatively new (post-1978), lead poisoning and hazards needing mitigations occur in very rare occassions.

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). Habitat for Humanity, the City’s HRP administrator, is lead-certified and includes lead inspection for any properties where lead poisoning is a potential hazard.

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, childcare, 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 2019, it was $111,700. This is over a 100% increase in 19 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 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 childcare.

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, childcare, 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 childcare.

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.

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

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. FY20 funds will be used for COVID-19 response. Amounts revised on 1/12/21 to reflect allocation adjustment made by HUD. CDBG was reduced by #331 and HOME was reduced by $736 in Year 1 (FY20). In both cases HCD admin will be reduce to make the allocation adjustment. Project amounts will not be reduced due to the lateness in the FY year that the allocation reductions were notified by HUD.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	2,170,002	200,976	0	2,370,978	8,000,000	CDBG funds will be leveraged to the maximum extent possible

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	3,214,309	325,923	0	3,540,232	12,000,000	The Alameda County HOME Consortium will leverage funds to the maximum extent possible. FY20 and FY21 HOME funds do not require a match due to CARES Act program waivers.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	180,499	0	0	180,499	700,000	Leveraging has been waived for FY20 ESG funds due to CARES Act program waivers.

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 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 Minor Home Repair 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. Match requirements have been waiver for FY20 and FY21 due to CARES Act waivers.

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. Match requirements have been waived for FY20 due to CARES Act waivers.

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

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; 74,074 acres in residential use, 20,213 acres in commercial, 14,808 acres in industrial use and 1,461 acres in mixed-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. ABAG is projecting that in the future 362 acres per year will be developed for Greenfield remediation.

Discussion

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Housing
	Goal Description	Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair.
2	**Goal Name**	Housing Discrimination
	Goal Description	Reduction of Housing Descrimination through provision of fair housing and landlord/tenant services.
3	**Goal Name**	Rental Assistance
	Goal Description	Provide rental assistance to people who have been affected by COVID-19 shelter-in-place with loss of job or reduced income.
4	**Goal Name**	Homeless
	Goal Description	Use resources to end homelessness by funding and supporting homeless services programs.

5	**Goal Name**	Supportive Housing
	Goal Description	Increase the availability of service enriched housing for persons with special needs by supporting the acquisition and new construction of housing units.
6	**Goal Name**	Community Development
	Goal Description	Make improvements, including ADA accessibility, and rehabilitation to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.
7	**Goal Name**	Economic Development
	Goal Description	Fund economic development, micro-enterprise and on-the-job training.
8	**Goal Name**	Public Services
	Goal Description	Support public service programs for low income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis".

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 FY2020/2021.

This section describes individual activities to be funded with FY2020/2021 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 FY20 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	CDBG Admin
2	CDBG Public Services
3	CDBG Community Development
4	Single Family Rehabilitation
5	Single Family Rehabilitation Project Delivery
6	Rental Assistance
7	CDBG Economic Development
8	CDBG Fair Housing
9	HESG Projects and Administration
10	HOME Program Administration
11	HOME Tenant-Based Rental Assistance
12	HOME Rental Housing Production

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.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Admin
	Target Area	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County
	Goals Supported	Housing Housing Discrimination Rental Assistance Homeless Supportive Housing Community Development Economic Development Public Services
	Needs Addressed	Housing Needs Homeless Supportive Housing Community Development
	Funding	CDBG: $717,998
	Description	FY20 CDBG Admin for Alameda County and Urban County Cities. Amount now reflects allocation adjustment made on 1/12/21.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	**Project Name**	CDBG Public Services
	Target Area	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County
	Goals Supported	Public Services
	Needs Addressed	Community Development
	Funding	CDBG: $264,990

	Description	Programs for low-income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis."
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	**Project Name**	CDBG Community Development
	Target Area	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County
	Goals Supported	Community Development
	Needs Addressed	Community Development
	Funding	CDBG: $526,899
	Description	Improvements, including ADA accessibility and rehabilitation to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	**Project Name**	Single Family Rehabilitation
	Target Area	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Consortium-wide Urban County-wide Ashland, Unincorporated Alameda County

	Goals Supported	Housing
	Needs Addressed	Housing Needs
	Funding	CDBG: $262,540 HOME: $59,254
	Description	Minor Home Repair Program for CDBG and Homeowner rehabilitation for HOME.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	**Project Name**	Single Family Rehabilitation Project Delivery
	Target Area	Urban County-wide
	Goals Supported	Housing
	Needs Addressed	Housing Needs
	Funding	CDBG: $82,743
	Description	Project delivery costs associated with single family rehabilitation
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	**Project Name**	Rental Assistance
	Target Area	Consortium-wide
	Goals Supported	Housing
	Needs Addressed	Housing Needs

	Funding	CDBG: $965,722 HOME: $2,169,151
	Description	Rental Assistance for people affected by COVID-19 shelter in-place requirements.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	**Project Name**	CDBG Economic Development
	Target Area	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Ashland, Unincorporated Alameda County
	Goals Supported	Economic Development
	Needs Addressed	Community Development
	Funding	CDBG: $60,000
	Description	Economic development, micro-enterprise and on-the-job training.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	**Project Name**	CDBG Fair Housing
	Target Area	Urban County-wide
	Goals Supported	Housing Discrimination
	Needs Addressed	Housing Needs
	Funding	CDBG: $85,000

	Description	Reduction of housing discrimination through the provision of fair housing and tenant/landlord services.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	**Project Name**	HESG Projects and Administration
	Target Area	Urban County-wide
	Goals Supported	Homeless Supportive Housing
	Needs Addressed	Homeless Supportive Housing
	Funding	ESG: $180,499
	Description	Administration and project funds for FY20/21 activities; which may include COVID-19 activities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	**Project Name**	HOME Program Administration
	Target Area	Consortium-wide
	Goals Supported	Housing Rental Assistance
	Needs Addressed	Housing Needs
	Funding	HOME: $320,769

	Description	Administration funds for FY20/21 activities. Amount now reflects allocation adjust made on 1/12/21.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
11	**Project Name**	HOME Tenant-Based Rental Assistance
	Target Area	Consortium-wide
	Goals Supported	Housing
	Needs Addressed	Housing Needs
	Funding	HOME: $160,000
	Description	
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	**Project Name**	HOME Rental Housing Production
	Target Area	Consortium-wide
	Goals Supported	Housing
	Needs Addressed	Housing Needs
	Funding	HOME: $949,566
	Description	Promote the production of affordable rental housing
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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

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

The 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	11
Consortium-wide	58
Urban County-wide	22
County-wide	3
Ashland, Unincorporated Alameda County	6

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 Minor Home Repair Program using CDBG funds for of the

jurisdictions in the Urban County. This program is delivered by the Alameda County Community Development Agency Healthy Homes Department. The level of repair 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 to qualifying properties and owners to provide a variety of minor home repairs, mobile home repairs, exterior paint or clean-up assistance, and accessibility repairs.

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

Affordable Housing

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

Introduction

Affordable housing units will be constucted with HOME funds; rehabilitated with HOME and CDBG funds and have supportive services provided by ESG and CDBG funds.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	149
Special-Needs	62
Total	221

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	46
The Production of New Units	101
Rehab of Existing Units	74
Acquisition of Existing Units	0
Total	221

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

Discussion

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

Introduction

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

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

LHA owns and manages 27 units of rental housing under its Affordable Housing Program, which is non-HUD funded. Seven of the units are transitional units for households graduating from area homeless and domestic violence shelters. The LHA will use Section 8 Project-based Vouchers and City resources to rehabilitate the 27 units.

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

Not applicable

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

Not applicable

Discussion

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

Introduction

The EveryOne Home Plan to End Homelessness: 2018 Strategic Update was adopted by the membership in 2019.

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

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

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

Eden I&R continues to provide county-wide information and referral for people experiencing housing instability and homelessness through Alameda County's 2-1-1 system. Housing Resource Centers distributed throughout the county have regular telephone and drop-in hours where people experiencing homelessness can obtain housing problem solving and assessment services. As well, domestic violence service providers offer 24-hour hotline support for homeless households that are fleeing domestic violence.

Fourteen organizations provide regular street outreach to homeless people, including specialized outreach to homeless youth and veterans as well as mobile health and mental health services. Street outreach programs focus on serving unsheltered people living on the streets, encampments, or other places not meant for human habitation. Outreach provides immediate services to meet basic needs for hygiene and food assistance as well as links to ongoing services and shelter/housing. Outreach teams are knowledgeable of mainstream resources and make connections to financial benefits, transportation employment assistance, and medical and dental services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The homeless system modeling and racial equity impact analysis project estimates that 48% of singles

and 100% of households with minor children need crisis shelter including emergency shelter, navigation centers, and transitional housing. Currently, stays in crisis shelter programs averages 171 days for program leavers. This means that on average shelter beds serve two people each year. The homeless system models develop a strategy for transitioning into a high performing system in five years. By increasing the amount of permanent housing available, each crisis bed will serve 4 people annually as the average length of stay in shelter drops from 171 days to 90.

The models propose that 52% of households with only adults will be served by other crisis services including safe parking programs, hygiene services such as showers and laundry services, food programs, mobile health, and street outreach programs. The models are premised on the idea that many households with only adults will access permanent housing from an unsheltered living situation.

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 Results Based Accountability Committee supports the EveryOne Home initiative to establish system wide performance outcomes and to evaluate effectiveness of programs against those outcomes. Performance measures include shortening the length of time homeless, increasing permanent housing exits, and reducing returns to homelessness from permanent housing. These measures are published quarterly through the Practitioner's Scorecard on the Results Based Accountability page located on the EveryOne Home website.

Alameda County's Health Care Services Agency 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 2020 Housing Inventory Count shows 409 VASH units in Alameda County. The SSVF program provides rapid re-housing and shallow subsidies to veteran families. Through Operation Vets Home, veteran organizations meet weekly for case conferencing using the veteran by name list. Case conferences report on progress toward permanently housing veteran households and collaboratively troubleshooting challenges.

HCD and EveryOne Home collaborate to expand housing opportunities by working to ensure that each community contributes to the creation of permanent housing affordable and accessible to the EveryOne Home target populations. Collaboration will continue with local housing authorities to increase the

number of vouchers available to homeless households.

The AC Impact program, funded by HUD Continuum of Care, provides expanded street outreach, engagement, and housing navigation services, along with 50 housing vouchers for chronically homeless adults. As well, Health Care Services Agency has expanded the housing opportunities available to homeless people with serious mental illness through the Mental Health Services Act and No Place Like Home program.

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.

In federal fiscal year 2019 (10/1/2018-9/30/2019) the homeless housing crisis response system provided prevention services to 166 households. These include funds from Support Services to Veteran Families (SSVF), Whole Person Care, and the philanthropic initiative Keep Oakland Housed. The homeless system modeling with racial equity impact analysis seeks to prevent extremely low-income adults and households with minor children from becoming homeless. The models estimate that 20% of households with only adults could be prevented from becoming homelessness, and 50% of households with minor children. Strategies for preventing homelessness include:

- Housing problem solving with flexible financial resources that can be accessed as needed (not once in a lifetime).
- Shallow subsidies that are renewable based on the household's income.

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.

Discussion

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

Introduction

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 68,964 renter households and 41,031 owner households in the Consortium had one or more housing problems. 18% of renter households and 7% of owner households were overcrowded. The elderly are also affected by cost burdens, as 7% 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 2020, 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.

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

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

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

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

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

Discussion

Housing Discrimination

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

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

Introduction

Low income families have difficulty securing housing without income supports and/or housing assistance. Many times they also do not have additional income to pay for other needs such as food, child care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness. According to the 2010 Census, 16% (14,092) of the Urban County's population was low income; 8,967 households (10%) were very low income (50% or below median household income) and 15,025 households (17%) were extremely low income (at or below 30% of median household income). The 2000 Alameda County median household income was $55,946. In 2019, it is $111,700. This is a 100% increase in 19 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 Urban County through the CDBG program are intended to support the service needs of very low income families and individuals, such as the City of Dublin program which provides weekend lunches for families with children who participate in the school lunch program during the weekday, and the Meals on Wheels program that is funded in several jurisdictions which provides meals to low income seniors. The Unincorporated County providing funding to train people who want to start their own business and to develop a childcare center in Cherryland.

Actions planned to address obstacles to meeting underserved needs

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

coordination between service providers, particularly those addressing housing needs of the homeless and special needs populations, and affordable housing in collaborations. Non-housing community development programs within the Urban County have involved coordination between the Urban County jurisdictions and the organizations focused on the particular community development area, which might be infrastructure improvements, economic development, accessibility improvements or childcare. Cities in the Urban County are working to implement the EveryOne Home Plan to end homelessness in the County by 2024.

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

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

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

Actions planned to foster and maintain affordable housing

The primary gaps facing the Urban County jurisdictions in delivering affordable housing, including supportive housing with services, are high costs and the lack of sufficient financial resources, and issues of community acceptance which can threaten the provision of housing by increasing delays and project costs. The incidence of homelessness in Alameda County continues to be high due to high housing costs, the lack of sufficient funding for housing and supportive services for the homeless, special needs

populations, and those at-risk of homelessness. There is also an increasing need for operating subsidies for projects that target lower income households and for project-based rental assistance and for rehabilitation and preservation funds. Community development efforts are also subject to insufficient financial resources and the need for better coordination and communication between agencies and organizations.

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

Addressing these issues is a high priority for the Urban County, which will continue its efforts to develop programs and policies which link identified needs with available resources, identify sources of financing for affordable housing and community development, provide technical assistance to nonprofit organizations involved in affordable housing and support services, and strengthen coordination efforts between housing, service providers, and governmental agencies. This includes "Boomerang" funds for affordable housing and homeless response that is being administered by Alameda County and some cities within the County.

The Alameda County voters approved a $500 million general obligation bond for housing in November 2016. Development and implementation of the projects is currently under way.

Actions planned to reduce lead-based paint hazards

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

The Alameda County Healthy Homes Department (ACHHD) is an integrated health, environmental, and housing department whose primary role is preventing, addressing, treating and remediating lead hazards county-wide. The Department's current lead hazard reduction program is countywide though focused within the Consortium cities of Alameda and Emeryville as well as Ashland, Cherryland and San Lorenzo where child lead poisoning rates and risk factors for child lead poisoning are highest. 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 minor home repair services to residents and property owners.

Services to the HOME Consortium cities include public education presentations, Environmental Consultations, technical assistance to property owners, and access to lead safety training. Activities carried out include technical assistance to medical providers in the treatment of childhood lead poisoning; primary responder to unsafe work practices; voluntary compliance practices; trainings on Lead-Safe Work Practices; Essentials of Healthy Housing, and the EPA's Renovation, Repair and Painting Certification.

Lead inspections are conducted 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.

In November 2019 the ACHHD received its 11th HUD Lead Hazard Control grant in the amount of $3,600,000 including healthy homes initiative funding. This three-year grant (November 2019 – June 2023) will implement a Lead Hazard Control Program to address residential lead hazards in the County. Under the grant, the ACHHD will complete lead hazard control in 144 units of housing for low-income residents with young children. Each unit will receive a lead inspection risk assessment and a comprehensive assessment and rating using the Healthy Housing Rating System, which will be used to identify and prioritize healthy housing deficiencies and provide additional health and safety resources, education, tenant and property owner support and compliance, and will strengthen community capacity for addressing and institutionalizing lead safety and healthy housing principles through training and technical assistance to individuals and agencies.

Actions planned to reduce the number of poverty-level families

The provision of affordable housing, supportive social services, and community development programs in the Alameda County Urban County is coordinated among all levels of the public and private sectors. The housing and community development delivery systems coordinate 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. There is coordination between service providers, particularly those addressing housing needs of the homeless and special needs populations, and affordable housing in collaborations such as Shelter Plus Care and the Linkages Program. Non-housing community development programs within the Urban County coordinate between the Urban County jurisdictions and the agencies or organizations focused on the particular community development area,

including infrastructure improvements, economic development, accessibility improvements or childcare.

Alameda County HCD is the lead agency for Continuum of Care Funded Programs which serve the homeless through housing rental assistance and supportive services and aim to reduce the number of people living in poverty in the County. Cities in the County are working to implement the EveryOne Home Plan to end homelessness in the County by 2024.

Programs targeted to special needs populations with very low incomes, many of whom are homeless and/or live in poverty, such as Continuum of Care funded programs, and Housing Opportunities for People with AIDS, are coordinated with social service agencies and provide affordable housing and other services, such as case management, life skills management, education, and job training.

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

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

HCD jointly administers the Shelter Plus Care Program with the Oakland Housing Authority, City of Alameda Housing Authority, the City of Berkeley and the Housing Authority of Alameda County and also selected nonprofit housing agencies. 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.

Discussion

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	204,054
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:	**204,054**

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

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 standards for assistance are being updated to incorporate the use of the new assessment scoring tool and continuous prioritization. In addition, Alameda County adopted standards for the operation of emergency shelters and all shelters funded with County general funds and ESG funds are expected to comply with those standards. Those standards include accepting persons referred by coordinated entry with no sobriety or income requirements for receiving ESG assistance.

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 a centralized coordinated assessment system that meets HUD's requirements. Households experiencing a housing crisis can request assistance through several access points. The

most common will be by calling 211. Individuals and families may also be encountered by street outreach teams and/or contact their regional housing resource center. In all cases the household will be screened for safety first and referred to 911 or domestic violence (DV) services if either are more appropriate. All victims of domestic violence, stalking, sexual assault, and/or trafficking, have the option of being referred to domestic violence services and continuing to be assessed by the housing crisis response system as well. After the safety screening the access point confirms that household is a resident of Alameda County and then screens them for literal homelessness. All households are offered housing problem solving (diversion), and those who are literally homeless are then offered the opportunity to be assessed and prioritized for housing and services intervention.

All populations are assessed using the same customized assessment tool to ensure accuracy and that there are no discriminatory biases in the results before being utilized system-wide. Assessment data and results are part of the client's HMIS record. Prioritization is used to match people to emergency shelter, housing navigation services, Rapid Rehousing, and Permanent Supportive Housing, with all resources being offered first to those who are assessed as most vulnerable and having the highest barriers to housing. All households regardless of assessment scores will get housing problem solving assistance at the time of initial contact. They also have access to housing workshops and legal assistance to keep or obtain housing. All Continuum of Care, ESG, VASH and SSVF funded projects, as well as those funded with state and local resources, are required to report their vacancies to the coordinated entry system and fill them with households referred by coordinated entry.

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 County will release an ESG RFP in Spring 2020 (for state and federal ESG funds). Decisions on final subawards will be made Summer 2019; program start up to begin January 1, 2021. The RFP will be distributed widely and will be 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 two homeless persons on its Leadership Board, two members on the Continuum of Care Board, two on the System Coordination Committee, and two on

the Continuum of Care Notice of Funds Available committee that rates and ranks local projects for the annual application to HUD. Consumers participate in all system planning efforts. For example, the community process to develop The EveryOne Home Plan to End Homelessness: 2018 Strategic Update included six focus groups with persons currently experiencing homelessness.

5. Describe performance standards for evaluating ESG.

EveryOne Home utilizes the HUD system wide performance outcome measures for evaluating ESG funded projects. EveryOne Home's Results Based Accountability committee developed system performance outcomes into measures for each component of the Housing Crisis Response System, including those funded by ESG such as outreach, shelter and RRH. The Committee also developed measures for data quality and service quality as well as outcomes. All jurisdictions within Alameda County administering local and federal funds including ESG are incorporate these new measures into funding contracts. 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.

N/A

Attachments

Citizen Participation Comments

Daily Review
c/o Bay Area News Group-East Bay
800-595-9595

2003193

CALIF. NEWSPAPER SVC.
BILLING DEPT.
PO BOX 60460
LOS ANGELES, CA 90060

Legal No. **0006490485**

PROOF OF PUBLICATION

FILE NO. 3370118

In the matter of

Daily Review

The Daily Review

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Daily Review, a newspaper published in the English language in the City of Hayward, County of Alameda, State of California.

I declare that the Daily Review is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's decree, dated March 2, 1950, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Daily Review as a Newspaper of General Circulation, case number 221936. Said decree states that: "The Daily Review has been established, printed, and published daily in the City of Hayward, County of Alameda, State of California, for one year or more next preceding the date of the filing of said petition; that it is a newspaper published for the dissemination of local and telegraphic news and intelligence of a general character and has a bona fide subscription list of paying subscribers ... [ ] [and] THEREFORE, ... The Daily Review is hereby determined and declared to be a newspaper of general circulation [within the meaning of Government Code §§ 6000 et seq.]" Said decree has not been revoked, vacated or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

06/12/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated: June 12, 2020

Public Notice Advertising Clerk

A0000054327975



PUBLIC NOTICE 6-day Public Review Period June 26 – June 29, 2020 THE ALAMEDA COUNTY HOME CONSORTIUM INVITES PUBLIC COMMENT REGARDING THE ALAMEDA COUNTY HOME CONSORTIUM'S DRAFT FY20-FY24 CONSOLIDATED PLAN AND FY20 ACTION PLAN Jurisdictions which are eligible to receive federal funding from housing and community development programs administered by the United States Department of Housing and Urban Development (HUD) are required to prepare a Consolidated Plan and annual Action Plans which outlines needs, strategies, priorities, and programs for the expenditure of federal funds for housing and community development activities. The Action Plan also continues the applications and reporting requirements for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for People with AIDS (HOPWA) formula programs. The Consolidated Plan and Action Plan are planning documents built on public participation and interjurisdictional consultation. For the purpose of receiving and administering HOME funds, the 1990 National Affordable Housing Act allowed local governments to form consortia. The County of Alameda and the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, and Union City have formed the Alameda County HOME Consortium (Consortium). In accordance with U.S. regulations of the Act, in July 2020, the Consortium will adopt a new Five-Year Consolidated Plan. Annually, each participating jurisdiction in the Consortium prepares a one-year update to the plan, called the Action Plan. The fiscal year 2020 program year for the HOME Consortium is July 1, 2020 through June 30, 2021. The Action Plan describes the funding of activities using federal resources and amounts, and other state and local resources available to carry out housing and community development



activities; individual proposed activities to be carried out with the federal funds and other actions that the jurisdiction expects to take during the next program year aimed at addressing barriers to affordable housing, reducing lead-based paint hazards, reducing poverty, developing institutional structure and public/private coordination, and public housing improvements and resident initiatives. The Draft FY20 – FY24 Consolidated Plan and FY20 Action Plan will be available for inspection beginning June 15, 2020 on the websites of the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, Union City, and Alameda County Housing and Community Development Department. The public review period will end on June 15, 2020. A public hearing will be held to receive comments on the draft FY20 – FY24 Consolidated Plan and FY20 Action Plan on Thursday, June 18, 2020, 1:30 p.m. The Hearing will be held via Zoom meeting at the following link https://us02web.zoom.us/j/86803293567 and the phone number is: +1 669 900 9128, Topic code:89703293567#. Written comments may be submitted to Holly Thomson at Holly.Thomson@acgov.org, 1 [illegible] Street, Oakland, CA 94607 or to the address listed above. If you challenge the action of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing. If you have any questions, please call Holly Thomson at (510) 670-5909. Para TDD, llame al número (510) 208-0161. CF/AR/09440468
June 12, 2020

Oakland Tribune
500 Grand Ave., #306
Oakland, CA 94610
510-723-2850

2003193

CALIF. NEWSPAPER SVC.
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Legal No. 0006490465

PROOF OF PUBLICATION

FILE NO. 3370119

In the matter of

Oakland Tribune

The Oakland Tribune

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Oakland Tribune, a newspaper published in the English language in the City of Oakland, County of Alameda, State of California.

I declare that The Oakland Tribune is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order, dated December 6, 1951, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Oakland Tribune as a Newspaper of General Circulation, Case Number 237798. Said order states that "The Oakland Tribune is a newspaper of general circulation within the City of Oakland, and the County of Alameda, and the State of California, within the meaning and intent of Chapter 1, Division 7, Title 1 [§§ 6000 et seq.], of the Government Code of the State of California." Said order has not been revoked, vacated, or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

06/12/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated: June 12, 2020

Public Notice Advertising Clerk

A0000054328176



PUBLIC NOTICE 5-day Public Review Period: June 19 – June 24, 2020 The ALAMEDA COUNTY HOME CONSORTIUM INVITES PUBLIC COMMENT REGARDING THE ALAMEDA COUNTY HOME CONSORTIUM DRAFT FY20-FY24 CONSOLIDATED PLAN AND FY20 ACTION PLAN Jurisdictions which are eligible to receive federal funding from housing and community development programs administered by the United States Department of Housing and Urban Development (HUD) are required to prepare a Consolidated Plan and annual Action Plans which outlines needs, strategies, priorities, and programs for the expenditure of federal funds for housing and community development activities. The Action Plan also contains the applications and reporting requirements for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for People with AIDS (HOPWA) formula programs. The Consolidated Plan and Action Plan are planning documents built on public participation and intergovernmental consultation. For the purpose of receiving and administering HOME funds, the 1992 National Affordable Housing Act allowed local governments to form consortia. The County of Alameda and the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, and Union City have formed the Alameda County HOME Consortium (Consortium) in accordance with the regulations of the Act. In July 2020, the Consortium will adopt a new Five-Year Consolidated Plan. Annually, each entitlement jurisdiction in the Consortium prepares a one-year update to the plan, called the Action Plan. The fiscal year 2020 program year for the HOME Consortium is July 1, 2020 through June 30, 2021. The Action Plan contains a listing of anticipated federal resources and amounts, and other state and local resources available to carry out housing and community development



activities) individual proposed activities to be carried out with the federal funds and other actions that the jurisdiction expects to take during one year program year around addressing barriers to affordable housing, reducing lead-based paint hazards, reducing poverty, developing institutional structure, and public/private coordination, and public housing improvements and resident initiatives. The Draft FY20 – FY24 Consolidated Plan and FY20 Action Plan will be available for inspection beginning June 15, 2020 on the websites of the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, Union City, and Alameda County Housing and Community Development Department. The public review period will end on July 15, 2020. A public hearing will be held to receive comments on the draft FY20 – FY24 Consolidated Plan and FY20 Action Plan on Thursday, June 18, 2020, 1:30 p.m. The Hearing will be held via a Zoom meeting at the following link: http://cao-94612.org/AlamedaCountyHousingAndCommunityDevelopment And the phone login is: +1 669 900 9128, login code:887033909634# Written comments may be submitted to Kelly Thompson at Kelly.Thompson@acgov.org. Un Espanol Aviso interpete disponible en la notificar de correo (5) dias a partir (510) 670-6500, Para TDD, Linea de nuevo (510) 265-0883. 6/12/20

CT/AR/0004893485
June 12, 2020

Argus
c/o Bay Area News Group-East Bay
41424 Christy St
Fremont, CA 94538
510-405-4453

2003193

CALIF. NEWSPAPER SVC.
BILLING DEPT.
PO BOX 60460
LOS ANGELES, CA 90060

Legal No. **0006480465**

PROOF OF PUBLICATION

FILE NO. 3370120

In the matter of

Argus

The Argus

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Argus, a newspaper published in the English language in the City of Fremont, County of Alameda, State of California.

I declare that the Argus is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated July 28, 2008 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Argus as a Newspaper of General Circulation, Case Number HG08-350724. Said order states "The Argus" has been established, printed and published in the City of Fremont, County of Alameda, State of California; That it is a newspaper published daily for the dissemination of local and telegraphic news and intelligence of general character and has a bona fide subscription list of paying subscribers; and...THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED....That "The Argus" is a newspaper of general circulation for the City of Fremont, County of Alameda, California. Said order has not been revoked.

I declare that this notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

06/12/2020

I certify (or declare) under penalty of perjury that the forgoing is true and correct.

Dated: June 12, 2020

Public Notice Advertising Clerk

A0000054326735

1



PUBLIC NOTICE 5-day Public Review Period June 15 – June 19, 2020 The ALAMEDA COUNTY HOME CONSORTIUM INVITES PUBLIC COMMENT REGARDING THE ALAMEDA COUNTY HOME CONSORTIUM Starting Draft Program Year CONSOLIDATED PLAN AND FY20 ACTION PLAN Jurisdictions which are eligible to receive federal funding from housing and community development programs administered by the United States Department of Housing and Urban Development (HUD) are required to prepare a Consolidated Plan and annual Action Plans which outlines needs, strategies, priorities, and programs for the expenditure of federal funds for housing and community development activities. The Action Plan also combines the applications and reporting requirements for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) formula programs. The Consolidated Plan and Action Plan are planning documents built on public participation and intergovernmental consultation. For the purpose of receiving and administering HOME funds, the 1992 National Affordable Housing Act allowed local governments to form consortia. The County of Alameda and the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, and Union City have formed the Alameda County HOME Consortium (Consortium) in accordance with the regulations of the Act. In July 2020, the Consortium will submit a new Five-Year Consolidated Plan. Annually, each participating jurisdiction in the Consortium programs a one-year update to the plan, called the Action Plan. The fiscal year 2020 program year for the HOME Consortium is July 1, 2020 through June 30, 2021. The Action Plan contains a listing of anticipated federal resources and amounts, and other state and local resources available to carry out housing and community development



activities. Individual proposed activities to be carried out with the federal funds and other actions that the jurisdiction expects to take during the next program year, and the objectives it intends to affordable housing, reducing lead-based paint hazards, reducing poverty, developing institutional structure, and public/private coordination, and public housing improvements and resident initiatives. The Draft FY20 – FY24 Consolidated Plan and FY20 Action Plan will be available for inspection beginning June 15, 2020 on the websites of the cities of Alameda, Albany, Berkeley, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, Union City, and Alameda County (county.gov/housing). Hard copies of the draft FY20 – FY24 Consolidated Plan and FY20 Action Plan will be available for review at the Alameda County Housing and Community Development Department. The public review period will end on June 15, 2020. A public hearing will be held to receive comments on the draft FY20 – FY24 Consolidated Plan and FY20 Action Plan on Thursday, June 18, 2020, 1:30 p.m. The Hearing will be held via a zoom meeting at the following link: https://us02web.zoom.us/j/88708389383 And the phone login is: +1 669 900, login code 88708389383# Written comments may be submitted to Holly Tolzmann at Holly.tolzmann@acgov.org. En Español: Para información en Español llame al (510) 670-5404. 中文: 如需中文協助, 請致電 (510) 670-5368. Para TDD, llame al número (510) 208-0288. 6/12/20

CPP/AR/GN 8450145
June 12, 2020

Grantee Unique Appendices

Grantee Unique Appendices

SF 424 – Allocation Revision

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

SF 424

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

January 12, 2021	21116418	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	X Construction	☐ Construction
		X Non Construction	☐ Non Construction
Applicant Information			
Alameda County		CA69001 ALAMEDA COUNTY	
224 W. Winton Avenue Room 108		21116418	
0		HOME	
Hayward	California	Housing and Community Development	
94544	Country U.S.A.	Community Development Agency	
Employer Identification Number (EIN):		Alameda County	
94-6000501		7/1	
Applicant Type:		Specify Other Type if necessary:	
Consortia		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
Alameda County Urban County		Albany, Dublin, Emeryville, Newark, Piedmont and unincorporated County	
$2,170,002	$Additional HUD Grant(s) Leveraged	Describe	
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds		$Grantee Funds Leveraged	
$200,976		Single Family Rehabilitation; Rental Rehabilitation and Affordable Housing Fund	
$2,370,978			
Home Investment Partnerships Program		14.239 HOME	
Alameda County HOME Consortium		Description of Areas Affected by HOME Project(s)	
$3,214,309			
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds		$Grantee Funds Leveraged	
$325,923		Program Income – Rental Rehabilitation	
$3,540,232			

SF 424 Page 1 Version 1.3

Housing Opportunities for People with AIDS		14.241 HOPWA
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)
$HOPWA Grant Amount	$Additional HUD Grant(s) Leveraged	Describe
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged
$Locally Leveraged Funds		$Grantee Funds Leveraged
$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for HOPWA-based Project(s)		

Emergency Solutions Grants Program		14.231 ESG
Alameda County		Alameda County
$180,499	$Additional HUD Grant(s) Leveraged	Describe
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged
$Locally Leveraged Funds 180,499		$Grantee Funds Leveraged
$Anticipated Program Income		Other (Describe)
$360,998		

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
9,10,13	9,10,13		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		☐ Yes	This application was made available to the state EO 12372 process for review on DATE
		X No	Program is not covered by EO 12372
☐ Yes	X No	☐ N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Michelle		Starratt
HCD Director	510-670-5939	510-670-6378
michelle.starratt@acgov.org	0	0
Signature of Authorized Representative		Date Signed
Michelle Starratt		1/12/2021

Grantee SF-424's and Certification(s)

SF 424

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

SF 424

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

July 6, 2020	21116418	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	X Construction	☐ Construction
		X Non Construction	☐ Non Construction
Applicant Information			
Alameda County		CA89001 ALAMEDA COUNTY	
224 W. Winton Avenue Room 108		21116418	
0		HOME	
Hayward	California	Housing and Community Development	
94544	Country U.S.A.	Community Development Agency	
Employer Identification Number (EIN):		Alameda County	
94 6000501		7/1	
Applicant Type:		**Specify Other Type if necessary:**	
Consortia		Specify Other Type	
Program Funding		**U.S. Department of Housing and Urban Development**	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
Alameda County Urban County		Albany, Dublin, Emeryville, Newark, Piedmont and unincorporated County	
$2,170,333	$Additional HUD Grant(s) Leveraged Describe		
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds		$Grantee Funds Leveraged	
$200976		Single Family Rehabilitation; Rental Rehabilitation and Affordable Housing Fund	
$2,371,309			
Home Investment Partnerships Program		14.239 HOME	
Alameda County HOME Consortium		Description of Areas Affected by HOME Project(s)	
$3,215,045			
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds		$Grantee Funds Leveraged	
$325,923		Program Income – Rental Rehabilitation	
$3,540,968			

SF 424 Page 1 Version 1.3

Housing Opportunities for People with AIDS	14.241 HOPWA
HOPWA Project Titles	Description of Areas Affected by HOPWA Project(s)
$HOPWA Grant Amount	$Additional HUD Grant(s) Leveraged Describe
$Additional Federal Funds Leveraged	$Additional State Funds Leveraged
$Locally Leveraged Funds	$Grantee Funds Leveraged
$Anticipated Program Income	Other (Describe)
Total Funds Leveraged for HOPWA-based Project(s)	

Emergency Solutions Grants Program	14.231 ESG
Alameda County	Alameda County
$160,499	$Additional HUD Grant(s) Leveraged Describe
$Additional Federal Funds Leveraged	$Additional State Funds Leveraged
$Locally Leveraged Funds 160,499	$Grantee Funds Leveraged
$Anticipated Program Income	Other (Describe)
$320,998	

Congressional Districts of: 9,10,13	9,10,13
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.	Is application subject to review by state Executive Order 12372 Process?
☐ Yes / X No	☐ Yes: This application was made available to the state EO 12372 process for review on DATE
	X No: Program is not covered by EO 12372
	☐ N/A: Program has not been selected by the state for review

Person to be contacted regarding this application		
Michelle		Starratt
HCD Director	510-670-5939	510 670 6378
michelle.starratt@acgov.org	0	0
Signature of Authorized Representative: DocuSigned by: Michelle Starratt		Date Signed: 6/22/2020

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

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

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

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

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

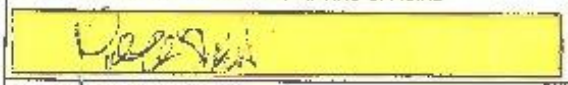
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director
APPLICANT ORGANIZATION	DATE SUBMITTED
Alameda County Housing and Community Development Department	07/22/2020

SF-424D (Rev. 7-97) Back

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.

Uniform Relocation Act and Anti-displacement and Relocation Plan – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 – It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Digitally signed by
Michelle Starratt
[illegible]

Signature of Authorized Official

6/22/2020
Date

HCD Director
Title

Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year 2020, 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.

In addition, 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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

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

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

DocuSigned by:
Michelle Starratt

Signature of Authorized Official

6/22/2020

Date

HCD Director

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance – If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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.

Subsidy layering -- 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;

Digitally signed by Michelle Starratt

Signature of Authorized Official

6/22/2020

Date

HCD Director

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish 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, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Michelle Starratt

6/22/2020

Signature of Authorized Official

Date

HCD Director

Title

Appendix - Alternate/Local Data Sources



2020-2024 Consolidated Plan
2020 Action Plan
07/01/20

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

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Alameda is an island city located in the geographic center of San Francisco Bay, 12 miles east of San Francisco and separated from the City of Oakland by an estuary. The City of Alameda is approximately 12.4 square miles and is home to an estimated 78,630 people. Figure 1 is a map showing the City's boundaries. Alameda is defined by the U.S. Department of Housing and Urban Development (HUD) as an entitlement city. As an entitlement city, the City of Alameda receives an annual allocation of the Community Development Block Grant (CDBG) to use for housing, economic development and social services. The allocation for 2020 will be $1,161,287.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The allocation for all communities in 2020 will be $3,215,045. The City of Alameda expects to receive $266,050 of that allocation in 2020.

To receive funding each year, the City of Alameda, in conjunction with the Alameda County HOME Consortium, must complete a Five-Year Consolidated Plan. The Consolidated Plan is an assessment of the needs in the community relating to housing, social and public services, and public infrastructure. The analysis looks at the populations most affected by the current housing stock, state of the economy and the ability to meet daily living needs. The Consolidated Plan then outlines priorities and goals to address those needs. The Alameda County Consolidated Plan contains the full data analysis for the area and the Alameda Consolidated Plan contains an abbreviated data analysis. The two documents work together to complete the full analysis and strategies for the area.

The City of Alameda completes an Action Plan on an annual basis to update the Consolidated Plan and to outline specific projects and funding resources that will meet the Consolidated Plan goals. At the end of each year, the City of Alameda will write a Consolidated Annual Performance and Evaluation Report to report the progress towards each of the Consolidated Plan goals. These three documents enable the

public, elected officials and HUD to understand the needs in the community, provide input and measure progress and investment in the community.

This document will serve as both the Consolidated Plan and the Action Plan for the City of Alameda. The Consolidated Plan will cover program years 2020 through 2024. The program year will begin on July 1st of each year and end on June 30th. The first year of this Consolidated Plan will begin July 1, 2020 and end June 30, 2021. The last year of this Consolidated Plan will end on June 30, 2025.

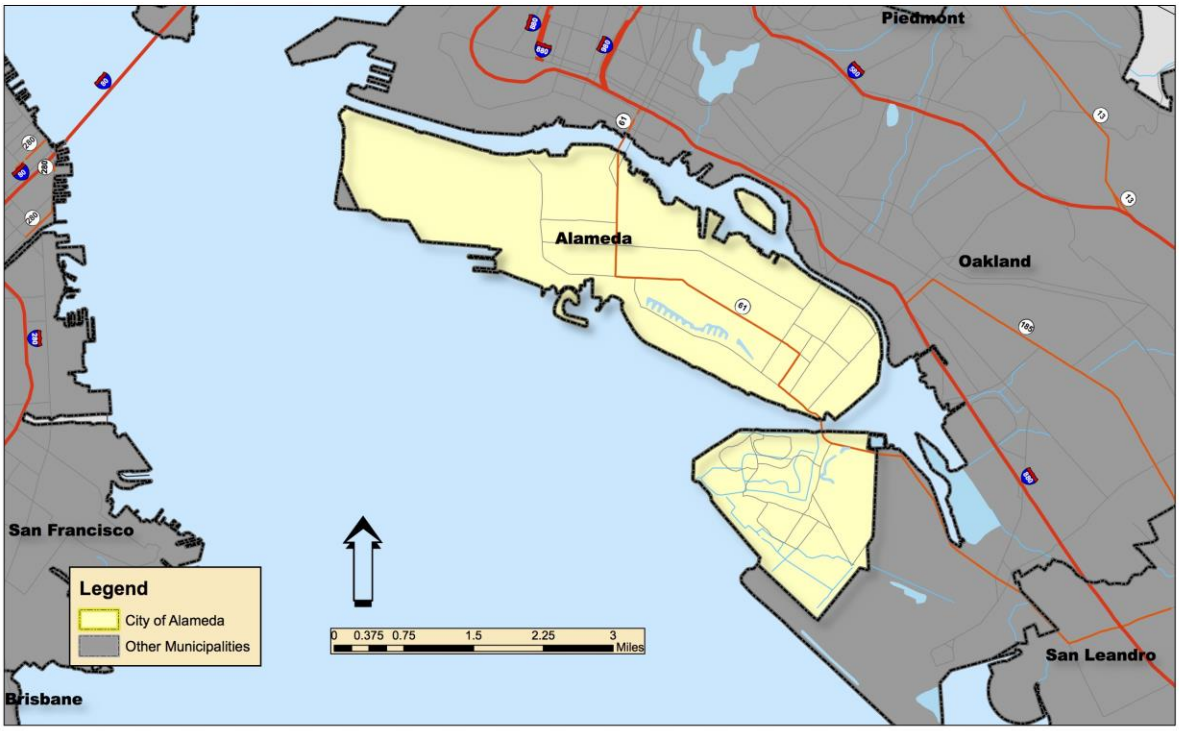


Figure 1 - Map of the City of Alameda

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Under the ***strong public services*** priority, the City of Alameda will focus on supporting public services, reducing barriers for low to moderate income households. The goals under this priority area are:

- Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or "in crisis."
- Improve access to food and reduce food insecurity.

- Support services that provide mental health care or support services for those residents experiencing mental health challenges.

Under the ***address homelessness*** priority, the City of Alameda will focus on supporting services that address the needs of homeless individuals. The goals under this priority area are:

- Fund and support overnight shelter, crisis housing and public services for homeless families and individuals.
- Fund supportive services, including case management and outreach, at agencies that serve homeless families and individuals.

Under the ***economic development and microenterprise assistance*** priority, the City of Alameda will support economic development initiatives that benefit low to moderate income households. The goals under this priority area are:

- Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
- Rehabilitate historic, commercial, and industrial structures. Work under this goal shall reduce code deficiencies or create new job opportunities.

Under the ***promote affordable housing*** priority, the City of Alameda will promote affordable housing for all residents living in the community. The goals under this priority area are:

- Create new affordable housing units using vacant or underutilized space in existing structures.
- Offer financing for residential rehabilitation projects.
- Provide financing/grant for small residential renovation projects that improve the housing safety of a residence.
- Support the development of infrastructure for homeless individuals who utilize RV's or other vehicles as shelter.

Under the ***non-housing public improvements*** priority, the City of Alameda will build community assets and make public improvements. The goals under this priority area are:

- Clean-up and securing of unsafe structures and sites that pose a health and safety threat.
- Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other

Under the ***fair housing and administration*** priority, the City of Alameda will focus on coordination and administration, as well as advocating and furthering fair housing. The goals under this priority area are:

- Improve the administration of funding and coordination among project providers.
- Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

3. Evaluation of past performance

The City of Alameda is finishing its final year of the 2015 – 2019 Consolidated Plan. Many of the projects outlined in the 2019 Action Plan, approved in May 2019, are still underway. Table 1 shows accomplishments towards the five-year goals from 2015-2019 Consolidated Plan as of the end of fiscal year 2018.

Goal	Units of Measure Completed
Create affordable rental housing	12 Homes
Create affordable housing for homeowners	96 Homes
Provide Individuals with Overnight Emergency Shelter	68 People
Provide job training for Low to Moderate Income Persons	88 People
Fund the food pantry to assist local families.	22,448 People
Assist Small Businesses	3 Businesses, 34 Jobs Created or Retained
Fund other public services to help local families.	68 People
Improve Public Infrastructure	7,482 People
Demolition of Unsafe Buildings	3 Buildings

Table 60 - Table 1 - Three Year Accomplishments towards 2015 Consolidated Plan Goals

4. Summary of citizen participation process and consultation process

The Citizen participation process included 2 major phases to the development of the document. This is due in large part to the COVID-19 pandemic and subsequent orders from the Governor of California and Public Health Officials of Alameda County to stay-at-home. Prior to the orders, dated March 4, 2020, March 12, 2020, and March 16, 2020, the City of Alameda followed its traditional Citizen Participation Plan Process. After the order, the process followed a more abbreviated process to enable virtual meetings and a shortened comment period for the final documents.

For the first phase of citizen participation, the City of Alameda published notices inviting and encouraging comments regarding the 2020 Consolidated Plan Goals, the fiscal year 2020 Action Plan, and held one public hearing. All public notices are translated and published in the local English, Spanish, Chinese, Tagalog language newspapers and posted on the Housing Authority website at www.alamedahsg.org. Alameda reached out to two different Vietnamese newspapers, but due to the

pandemic, neither paper published during the stay-at-home period. Alameda County also published a notice inviting comments regarding the Consortium's Consolidated Strategic and Action Plans.

Due to the stay-at-home order, the City of Alameda released a draft Action Plan for a five-day period from June 15, 2020 through June 20, 2020.

Other opportunities for citizen participation included 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 collaboration between the Alameda Unified School District, Alameda County Supervisor's Office, and the City. It meets in Alameda on the third Wednesday of every month with more than 30 youth and family service providers in attendance. These meetings provide valuable feedback on the needs of youth in Alameda from the perspective of the community at large, including parents, children, and youth. Lastly, the SSHRB, through its workgroups, meets to evaluate needs and facilitate community conversations and actions on issues facing the community.

5. Summary of public comments

The final draft submitted to the US Department of Housing and Urban Development will include all public comments received and the City's responses.

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

The City of Alameda has accepted all comments regarding the drafting of the 2020-2024 Consolidated Plan. The final draft submitted to the US Department of Housing and Urban Development will include all public comments received and the City's responses.

7. Summary

Alameda County's 2020-2024 Consolidated Plan includes a more in-depth needs and housing market analysis. The City of Alameda's 2020-20204 Consolidated Plan has a needs and market overview because the housing market of the City is intertwined with each member of the Alameda County HOME Consortium. Alameda will have a separate strategic plan as well as conducted a portion of its public input process separate from the Consortium. The Consolidated Plans of all the communities in the Alameda County HOME Consortium complete the requirements set by the U.S. Department of Housing and Urban Development.

The City of Alameda will spend the five years striving to meet the needs of the residents of the community. The area continues to grow with households attracted to the historic downtown area and

homes with Victorian charm. This demand for housing along with limited space continues to affect the median home value, the increasing the value exponentially. With the high rent and purchase costs in Alameda, few affordable opportunities exist for residents of Alameda. Those who work in Alameda may have to choose other places to live and commute into the City for their employment.

The City of Alameda completed the data analysis and consultation with stakeholders prior to the COVID-19 pandemic and the passage of the Coronavirus Aid, Relief, and Economic Security Act or the CARES Act. The City reviewed the goals to ensure projects identified with the relief fund could meet the changing needs of the community as a result of wide-spread closures of local businesses, job loss, and inability to meet rent or mortgage obligations.

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 61– Responsible Agencies

Narrative

The City of Alameda receives an annual allocation of Community Development Block Grant funding (CDBG). The allocations are approximately $1.1 million every year, for a total of $5.5 million over the five years of the 2020-2024 Consolidated Plan. The City's 2020 allocation is $1,161,287.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the Consortium. Together, this group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The 2020 allocation for all communities is $3,215,045. The City of Alameda expects to receive $238,792 of that allocation in 2020. Information regarding the HOME grant will be included in the Alameda County 2020 Action Plan.

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

Consolidated Plan Public Contact Information

City of Alameda

c/o Lisa Fitts

Housing Authority of the City of Alameda

Housing & Community Development Department

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The 2020-2024 Consolidated Plan needs and priorities are based on information developed and compiled from community, public and nonprofit partner agencies, and from the public. The 2020-2024 Consolidated Plan also includes goals and input from the 2020 Analysis of Impediments to Fair Housing, led by Alameda County and included all of the Alameda County HOME Consortium. Built on interagency coordination, consultation, and public participation, both plans focus attention on housing and community development needs and resources available to meet these needs. The City of Alameda and the Alameda County HOME Consortium continued this same public input and consultation process to ensure projects continue to meet the changing needs in the community.

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

The City of Alameda continues its partnerships with private and public agencies throughout the community, soliciting input on a year-round basis. The HOME Consortium Technical Advisory Committee, comprised of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. The Alameda County Lead Poisoning Prevention Program provided valuable information on the number of households at risk of lead poisoning and the programs currently operating or planned to mitigate lead-based paint hazards. The three public housing authorities operating in the Alameda County HOME Consortium (City of Alameda, City of Livermore, and Alameda County [including the City of Dublin]) were consulted to obtain current data on public housing and Section 8 housing needs, public housing improvements, and other activities.

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

Ongoing interactions with Alameda County jurisdictions, Alameda service providers, community groups, and citizens provide a broad knowledge base of housing and social service needs for the homeless 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, extremely low-income persons with serious mental illness and/or those living with HIV/AIDS are based on the implementation of the *EveryOne Home Plan to End Homelessness*. The 2018 Strategic update to *EveryOne Home Plan to End Homelessness* calls for every member of the local Continuum of Care (CoC) in the community to act with renewed urgency in their efforts. The update was produced through a ye-long community process that include 25 key stakeholder interviews, six focus groups attended by 70 people currently homeless in the county, multiple community forums with over 200 participants, and a review of best practices and plans from community with similar homeless populations and housing markets. The update includes four broad strategies to expand capacity, increase investment, build stronger partnerships, and align public policies. The proposed five-year targets include:

1. Reduce the number of people becoming homeless;
2. Increase the number of people returning to permanent homes;

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

EveryOne Home envisions a system of housing and services in Alameda County that, by 2023, ensures all extremely low-income residents have a safe, supportive, and permanent place to call home along with services available to help them stay housed and improve the quality of their lives.

In addition, City staff works closely with the Housing Authority staff to serve the needs of its residents as is detailed in the Housing Authority Five-Year Plan for Fiscal Years 2020-2025 and its Annual Plan for Fiscal Year 2020-2021. The Housing Authority owns 633 affordable housing units and manages 525 affordable housing units and administers up to 1,885 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 Homeless Management Information System (HMIS) and leadership of the EveryOne Home Results Based Accountability 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 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. They focused on a consistent countywide collaboration, which began in 2009 with the American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP) which was a single countywide program to implement HPRP. In order to learn from the best practices established by PHP, the group met regularly to coordinate the best use of future ESG funding with EveryOne Home. After those meetings, EveryOne Home held a public community-wide meeting on March 1, 2012 where additional input was solicited regarding the use of ESG funds. A series of meetings with EveryOne Home and the ESG grantees continued through the year and a coordinated ESG program was established and implemented in early 2013. This coordinated program will use this same structure for FY20 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 62– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Housing Authority of the City of Alameda
	Agency/Group/Organization Type	Housing PHA Services - Housing 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 Non-Homeless Special Needs 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 Services-Health Other government - Local Planning organization

	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-Education Services-Employment Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	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?	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	Services-Education Other government - Local Civic Leaders safety
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 Services-Health Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Parks and 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 Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless 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?	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-Education Neighborhood Organization
	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 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?	Annually consult with as part of the City Action Plan Community Needs Assessment.

9	**Agency/Group/Organization**	BUILDING FUTURES WITH WOMEN AND 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.

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?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy 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?	Homeless Needs - Families with children 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 Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Business Leaders Business and Civic Leaders Neighborhood Organization
	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**	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 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?	Annually consult with as part of the City Action Plan Community Needs Assessment.
15	**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 the City Action Plan Community Needs Assessment.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	EveryOne Home	The priority to create safer communities through stabilization of housing for homeless families and services for those at-risk matches those of the CoC for the area.
Regional Analysis of Impediments to Fair Housing C	County of Alameda	The goals set by the City of Alameda as part of the Analysis of Impediments to Fair Housing Choice have been incorporated as part of the goals of the Consolidated Plan.

Table 63– 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 is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The County contracts with the larger cities in the Consortium (Alameda, San Leandro, Hayward, Union City, Fremont, Pleasanton and Livermore) and those cities administer HOME funds within their jurisdictions.

The City of Alameda has partnered with the Alameda County HOME Consortium to complete the 2020 – 2024 Analysis of Impediments to Fair Housing (AI). The County of Alameda served as lead agency, and multiple participating jurisdictions, including the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing. The process for the development of the AI began in the fall of 2019 and wrapped up in winter 2020. The AI can be found on the Alameda Housing Authority website at http://www.alamedahsg.org/cms/one.aspx?pageId=3760617. The City of Alameda must, and will, partner with the entire consortium to implement fair housing initiatives as part of the Consolidated Plan.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

As required by the City's Citizen Participation Plan, the City holds several hearings and posts related documents, including the Consolidated Plan/Action Plan Priority Needs and funding recommendations. 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.

The City's Social Service Human Relations Board (SSHRB) regularly schedules public hearings to identify needs and administers a biennial survey. The survey asks respondents to respond to questions about the levels of community needs, experience with housing discrimination, demographics of their household, level of participation in community services and where the respondents lived. Taken together, the surveys and public hearing input provide data that is then used in preparing a consolidated plan for the expenditure of CDBG funds that is submitted by the City to HUD for approval.

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	Survey	Non-targeted/broad community	City conducted a min survey to reify the 2017 Community Needs survey results	Needs identified by respondents included affordable housing, fair housing, tenant/landlord counseling, food access, housing supports, homeless services, mental health services, safety and anti-crim programs, transportation.	All comments were accepted.	

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 Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/ Tagalog Non-targeted/broad community	Social Service Human Relations Board - Community stakeholders and citizens participate to identify priority needs for the 2020-2024 Consolidated Plan. November 21, 2019	No written comments were received. Organizations commented on the need for the safety net services and additional funding for mental health.	All comments were received.	
3	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/ Tagalog Non-targeted/broad community	City Council Needs Public Hearing - Community needs priorities for the 2020-2024 Consolidated Pan and 2020 Action Plan. January 7, 2020.	No written comments were received. Organizations commented on the need for the safety net services.	No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/ Tagalog Non-targeted/broad community	Social Service Human Relations Board - Propose social service agencies and corresponding funding levels for 2020 Action Plan. May 28, 2020.	No written comments were received. Organizations commented on the need for the safety net services.	No written comments were received.	
5	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/ Tagalog Non-targeted/broad community	City Council Public Hearing to adopt the funding recommendations for FY 2020 CDBG June 16, 2020.	No written comments were received.	No written comments were received.	
6	Survey	Non-English Speaking - Specify other language: Spanish/Chinese/Tagalog Non-targeted/broad community	Five-day comment period for the 2020-2024 Consolidated Plan and 2020 Action Plan. June 15, 2020 Ã¿Â¿Ã¿Â¢Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿ June 19, 2020.	No written comments were received.	No written comments were received.	

Table 64– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

According to the 2018 American Community Survey (2014-2018 tabulation) of the U.S. Census, the City of Alameda experienced population growth of 6 percent from 2010 to 2018. 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.

While the region has posted a modest recovery since the great recession, incomes have not been keeping up, and the number of low-moderate income households has soared from about 9,000 in 2010 to about 14,000 in 2016. 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 52.5 percent of households are renters.

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

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.

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?

In August 2019, the City of Alameda hosted Community Needs Stakeholder Workshops 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.

In November 2019, the Social Service Human Relations Board conducted a public meeting to discuss the needs being identified by non-profit service providers. Staff from the City's Community Development Department presented the results of a three-question survey that was conducted to review, confirm and prioritize the top 10 community and social service needs of Alamedans from SSHRB's 2017 Community Needs Assessment.

On January 7, 2020, 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:

The City of Alameda has scheduled the following major planning projects.

Alameda Municipal Power Solar Project - The project consists of the construction and operation of a 2.0-megawatt photovoltaic solar facility on an 11-acre portion of a 33.2-acre site located northwest of

the intersection of Doolittle Drive and Harbor Bay Parkway, in the northeastern area of Bay Farm Island in Alameda. The proposed technology type for the solar project is fixed-tilt solar array and will contain approximately 7,830 solar modules on site.

Holiday Inn Express, 1825 Park Street -- This proposal consists of a four-story hotel on an approximately 0.75-acre site at the corner of Park and Clement Streets, where it will redevelop some low-density auto-oriented retail development. Part of the façade is reserved for public art.

Alameda Landing Waterfront Park -- this project will construct a waterfront plaza and promenade for approximately 4.5 acres of the Alameda landing waterfront along the Alameda/Oakland Estuary. The project will include a water shuttle landing and kayak launch, as well as bike and pedestrian connections to the nearby Bay Trail and bike parking with 72 spaces.

Alameda Marina Project -- this proposal will construct approximately 750 housing units and up to 150,000 s.f. of commercial uses and waterfront public parks. The site consists of three parcels under both private and public ownership. The project also includes a transportation demand management program that includes transit passes for all residents and employees, improvements to several surrounding roadways, and new recreational parks, trails, and shoreline improvements.

Del Monte Warehouse Project – this project will redevelop and rehabilitate the historic Del Monte Warehouse property at 1501 Buena Vista Avenue. A mixed-use development is envisioned that will provide up to 55 housing units affordable to low- to moderate-income households.

Encinal Terminals – this project will redevelop the existing Encinal Terminals Properties located at 1521 Buena Vista Avenue into a mixed-use development that will yields approximately 500 housing units and up to 50,000 s.f. of commercial space. About 80 of the housing units will be available to low- to moderate-income households.

South Loop Road Office/Industrial Development -- this project would implement three single-story flex-space buildings totalin up to about 310,000 s.f. of office/industrial flex apce on approximately 18 acres of vaant land in the Harbor Baby Business Park. The site is in the vicinity of the Harbor Bay Parkway-South Loop Road intersection.

How were these needs determined?

The primary document outlining the City's development policy is the City's General Plan (https://alamedacaarchive.org/community-development/planning/general-plan). It is the standard practice to involve extensive public participation in the development and updates pertinent to the General Plan.

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 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, mental health 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 August 2019 to discuss the needs being identified by non-profit service

providers. The workshop included representatives from City Departments, the business community, local non-profits and residents and addressed issues that cross City boundaries.

In November 2019, the Social Service Human Relations Board conducted a public meeting to discuss the needs being identified by non-profit service providers. Staff from the City's Community Development Department presented the results of a three-question survey that was conducted to review, confirm and prioritize the top 10 community and social service needs of Alamedans from SSHRB's 2017 Community Needs Assessment.

On January 7, 2020, 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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2014-2018 American Community Survey (ACS), the 78,642 residents of the City of Alameda reflect a very diverse population:

- The average household size is of 2.54.
- The City's 30,365 households consist mainly of families (63.5%) (2014-2018 ACS), with an average family size of 3.06 (2010 Census).
- Households that have children under 18 make up 30.4% of households. Renters slightly outnumber owners in Alameda, with 52.5% renting their homes and 47.5% owning them.

The number of households with one or more "housing problems" has risen from 6,710 in 2010 to 7,565 in 2016, with those having one or more "severe housing problems" rising from 4,405 to 5,358 in that same interval. The cost of housing has risen sharply, with median home value rising from $662,300 in 2010 to $797,300 in 2018 (an increase of 20.4%), and median contract rent rising from $1,250 to $1,720 (37.6% increase) in that same time period; accordingly, the number of units affordable to low-moderate income people has plummeted from 8,318 in 2010 to 2,745 (-67%) in 2016.

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

Introduction

The City of Alameda is a net exporter of jobs, with approximately 3 workers for every 2 jobs (see Business Activity table below). The extensive number of development projects with employment uses (see Section NA-50, above) may close the gap. The City has a median household income of $98,150 (2014-2018 American Community Survey [ACS]) that is roughly equivalent with that of the greater San Francisco area ($99,592). Still, 46.77% of workers earn less than $40,000 per year.

CDBG funding is to be utilized for households at 80 percent or below the area median household income. The median household income is the point where 50 percent of the population earns above the wage and 50 percent of the population earns below the wage. The 2017 ACS listed the median income for West Lafayette at $31,230, much lower than the mean or average wage.

The economic development analysis will examine the types of employment in the area and the needs of people who may earn incomes below the household median income.

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	258	29	1	0	-1
Arts, Entertainment, Accommodations	4,368	4,353	14	21	7
Construction	1,345	710	4	3	-1
Education and Health Care Services	6,009	3,277	19	16	-3
Finance, Insurance, and Real Estate	2,139	1,072	7	5	-2
Information	1,418	188	5	1	-4

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	2,204	2,297	7	11	4
Other Services	1,509	1,046	5	5	0
Professional, Scientific, Management Services	5,742	4,356	19	21	2
Public Administration	0	0	0	0	0
Retail Trade	3,349	2,185	11	11	0
Transportation and Warehousing	1,168	407	4	2	-2
Wholesale Trade	1,447	543	5	3	-2
Total	30,956	20,463	--	--	--

Table 65 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	42,215
Civilian Employed Population 16 years and over	38,950
Unemployment Rate	7.73
Unemployment Rate for Ages 16-24	24.08
Unemployment Rate for Ages 25-65	5.41

Table 66 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	13,780
Farming, fisheries and forestry occupations	1,925
Service	3,200

Occupations by Sector	Number of People
Sales and office	8,750
Construction, extraction, maintenance and repair	1,905
Production, transportation and material moving	1,605

Table 67 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,035	50%
30-59 Minutes	13,255	37%
60 or More Minutes	4,800	13%
Total	***36,090***	***100%***

Table 68 - Travel Time

Data Source: 2011-2015 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	1,775	210	1,205
High school graduate (includes equivalency)	3,820	340	1,130
Some college or Associate's degree	9,380	850	2,280
Bachelor's degree or higher	19,675	1,060	3,475

Table 69 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Less than 9th grade	49	135	330	1,085	1,015
9th to 12th grade, no diploma	285	375	345	920	655
High school graduate, GED, or alternative	1,375	1,245	920	3,170	1,730
Some college, no degree	2,165	2,065	2,430	4,205	2,405
Associate's degree	280	970	855	2,150	690
Bachelor's degree	1,015	4,375	4,390	6,610	2,165
Graduate or professional degree	50	1,635	3,095	4,250	1,910

Table 70 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,640
High school graduate (includes equivalency)	28,077
Some college or Associate's degree	40,670
Bachelor's degree	62,225
Graduate or professional degree	87,892

Table 71 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

The major employment sectors are Transportation and Warehousing, with over 22 percent of total employment; Education and Health Care, with over 16 percent; and Professional and Management services, with over 12 percent.

Describe the workforce and infrastructure needs of the business community:

Varied. Transportation and warehousing typically have low educational needs, while those for education/health care and professional/management services are typically high. Infrastructure needs are primarily limited to maintenance.

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.

A large number of development projects is planned with proposals in various stages of development (see Section NA-50, above). These development projects have a potentially transformative impact on the employment availability in the future, particularly for service industries, office, and retail.

With the City being primarily built out, infrastructure development will primarily consist of transportation projects intended to improve access to redeveloped properties, particularly roadway and alternative transportation modes, but also potentially including mass transit. The sanitary sewer system dates to 1890, and a substantial portion of the pipeline network – about 55 miles – consists of vitrified clay tile. Many of the new jobs will be in (personal) service industries and retail, which traditionally do not have demanding workforce education and training requirements.

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

About half of the workforce works outside of the City. Employment opportunities within the City could, at maximum, employ 67% of the workforce, reinforcing the City's regional role as a predominately bedroom community. At present, jobs in service industries and retail outnumber workers – meaning that the City has to import a significant part of its labor from surrounding communities for these jobs – and an increase in these jobs is likely to exacerbate local labor shortages. A critical question is whether jobs in these industries can pay enough for workers to live within the community.

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.

Alameda County has a Workforce Development Board, (ACWBD) consisting of a 27 member employer-led oversight body that oversees the Workforce Innovation and Opportunity Act (WIOA) Title I programs in Alameda County (outside the city of Oakland). ACWDB sets local program policies in alignment with the WIOA and ensures that there are comprehensive WIOA services for job seekers, youth, and employers. ACWDB also develops strategic partnerships to address workforce issues. Members represent the business community, higher education, economic development, labor, government, and community-based organizations.

The College of Alameda is a two-year public college offering Associate Degrees and Certificates in vocational topics, liberal arts, and management and administration. About 86% of the nearly 4,500 students are part-time, and 19% of students are recipients of Federal Pell grants.

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.

In 2018, the City adopted an "Economic Development Strategy Plan" (EDSP) that identified business sectors that were seen as opportunities for growth, including life sciences, high tech, tourism and hospitality (including retail and waterfront development), and artists and "maker" communities. The EDSP also identified critical services to support the retention, expansion, and growth of businesses within the City. These critical services were identified as follows:

- Multi-modal transportation choices;

- Housing at a range of income levels;
- Workforce development to support rising incomes; and,
- Supportive regulatory policies and city services.

Discussion

It should be noted that all data and project descriptions are pre-COVID-19.

As noted above, a large number of employment and residential development projects (a substantial portion pf which are mixed-use) are expected to come on-line in the near- and long-term. It is difficult to understate the potential impact that these projects will have on the local economy. Key to the success of these projects will be the degree to which low-income housing, which is proposed in several of the projects, can keep pace with projected employment growth. Retail and personal service employment within the City current imports most of its labor from surrounding communities, and further growth in this employment will exacerbate demands on housing and transportation services. The impacts on low-income housing is particularly worrisome in a community where the proportion of cost-burdened households – both renter and owner – have increased so substantially in a few short years (see Section MA-05 for description).

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 percent 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 41.8 percent of the total renter households are cost burdened, and about 21.3 percent of owner households having cost burden. For severe cost burden, the proportions are 19.7 percent and 10.0 percent for renters and owners, respectively (2014-2018 ACS).

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. Other problem areas include the neighborhood around Woodstock Park, and the neighborhoods north of Central Avenue east of Webster Street.

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 2018. White persons account for 45.2 percent of the population, Asian persons represent 37.8 percent and Hispanics and Latinos represent 10.8 percent of the population City-wide. Black or African American persons represent 5.1 percent of the population, followed by the remaining category of "other" which is at 11.9 percent.

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

There is decaying housing stock from the former military base. About 44.4% of the City's renter-occupied housing units have one or more of the "selected conditions" with rates in the Woodstock Park neighborhood reaching 63.0 percent. For owner households, the City-wide rate is 25.7 percent, with rates in the neighborhood north of Central Avenue reaching 37.9 percent (2014-2018 ACS).

Are there any community assets in these areas/neighborhoods?

The Irvington District neighborhood lacks some assets, having limited public transportation access and no community center. There is a library (the Irvington branch), a Safeway grocery store, several schools including elementary, junior high, and high schools, and several parks.

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.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Data from the Federal Communications Commission (FCC) for 2018 indicate that broadband availability is ubiquitous across the City of Alameda, with every Census block in the City having in excess of 95% of its area having broadband access. Data from the American Community Survey (2014-2018) show that very low-income people nevertheless have low connection rates to broadband, with a City-wide rate of around 65%, and some neighborhoods along Central Avenue having connection rates of around 35%.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Most areas of the City have access to at least three (3) broadband providers, and about one-quarter (25%) of the City (geographically) has access to four or more providers.

At the September 19, 2017 City Council meeting, City Council unanimously approved a motion to direct staff to explore offering free public WiFi throughout the City of Alameda, including but not limited to: working with business districts, shopping centers, business partners, the Alameda Unified School District, the Alameda Free Library, and non-profits (Elks, Kiwanis, Rotary), as well as seeking grants. Free public WiFi reduces or eliminates the “digital divide” and “mobility gap” so more people will have access to the internet. It can also help in emergency situations.

The City currently offers free public WiFi at each of its three libraries. The Main Library also has a lab with 20 computers where patrons can find a quiet space to access the internet, learn how to use computers, and attend computer-related classes that are offered by the library. To further reduce the digital divide, the Alameda Unified School District has partnered with the Alameda Library to provide free multilingual basic computer classes.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate Action and Resiliency Plan (CARP): The vision of the City is to use the CARP to position Alameda as an innovative climate leader, paving the way for cities around the region, state, and country to follow its example. The plan adopts an integrated approach known as the "Climate Safe Path," which emphasizes reducing greenhouse gasses to achieve net zero carbon emissions as soon as possible, as well as adapting the city to handle the climate change impacts it already experiences today.

The CARP provides a roadmap for reducing Alameda's GHG emissions and becoming more resilient through a number of strategies. The CARP recommends specific GHG emissions reduction strategies in the following areas: transportation, land use and housing, energy and buildings, and carbon sequestration. Importantly, the CARP aims to be equitable, inclusive and community driven.

CARP has identified the following hazards and goals when it comes to climate change:

- *Sea level rise and storm surge*: protect assets from sea level rise and storm surge, plan future land use to avoid impacts, and enhance natural shoreline habitat to mitigate impacts.
- *Inland flooding:* increase resiliency and capacity of the stormwater system to prevent flooding of assets during extreme precipitation events.
- *Drought:* Reduce water consumption and increase drought-resistant landscaping.
- *Extreme Heat:* Reduce heat island effect and protect vulnerable populations from heat impacts during heat waves.
- *Wildfires:* Protect public health from smoke impacts during wildfire events, especially among vulnerable populations.
- *Liquefaction/earthquakes:* Ensure building and infrastructure retrofit and new design standards in areas at high risk of liquification consider both seismic risk and sea level rise impacts.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The social vulnerability index is used in the CARP to identify the best strategies for the populations most vulnerable to climate change. Alameda contains 57 census block groups, and 14 of those read as having high or highest vulnerability. The study examined different populations with the highest vulnerability: 1)

renters, 2) households with children under the age five, 3) very low income, 4) non US citizens, 5) without a vehicle, 6) people with a disability, 7) single-parent families, 8) communities of color, 9) 65 and over living alone, 10) limited English proficiency, 11) without a high school diploma or 12) severely housing cost burdened. The compounded vulnerability of each block group directs the City's attention to areas that need more targeted community resilience strategies.

Low-income households that spend more than half their income on housing live mostly near Alameda Landing, along Lincoln Avenue and Park Street. Due to limited resources and added stressors, these low-income households will face more challenges in adapting to climate impacts than higher-income households that also spend more than half their paycheck on housing. Stable housing is important for community resilience, and high housing costs can decrease an individual's ability to adapt to a climate impact like flooding. Ensuring an ample supply of affordable housing in Alameda can mitigate displacement after disasters and increase a household's economic ability to prepare for natural hazards. It will be important to consider affordable housing as an adaptation strategy that contributes to individual and community resilience.

Significantly, nearly half of all residents in Alameda are renters. Renters have less autonomy over housing upgrades and typically do not have insurance in the case of flooding, earthquakes, and other hazards, making them much more susceptible to instability during climate disasters.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This strategic plan provides the roadmap for the City to address the needs of the most vulnerable residents in Alameda over the next five years. Following collection and review of the data presented in this document, as well as the input received through an extensive community engagement process, the City has established the following priorities to guide its strategies during program years 2020-2024: support non-housing community development, promote affordable housing, build strong supportive services, support efforts to end homelessness, and improve coordination and advocate for fair housing.

In this year's planning process, the City found many of the same issues identified five years ago during the last Consolidated Plan planning process are still relevant. The City reviewed the priorities and goals of the Strategic Plan in the context of the COVID-19 Pandemic and still found them relevant to assisting residents of Alameda. However, some priorities, such as supportive services may be a higher priority in the beginning of the five-year period than non-housing community development. The City of Alameda will continue to honor the planning process from prior to the pandemic, but also adjust its funding in the coming years to help the community with its recovery.

The City's annual allocation of HUD entitlement funds has decreased over the past ten years, as shown in Figure 2. The City receives only one source of funding directly from HUD, the Community Development Block Grant (CDBG), which reached its lowest amount in ten years in 2015. The annual allocation has increased gradually since that time with the 2020 allocation as a 3.5 percent increase from 2019.

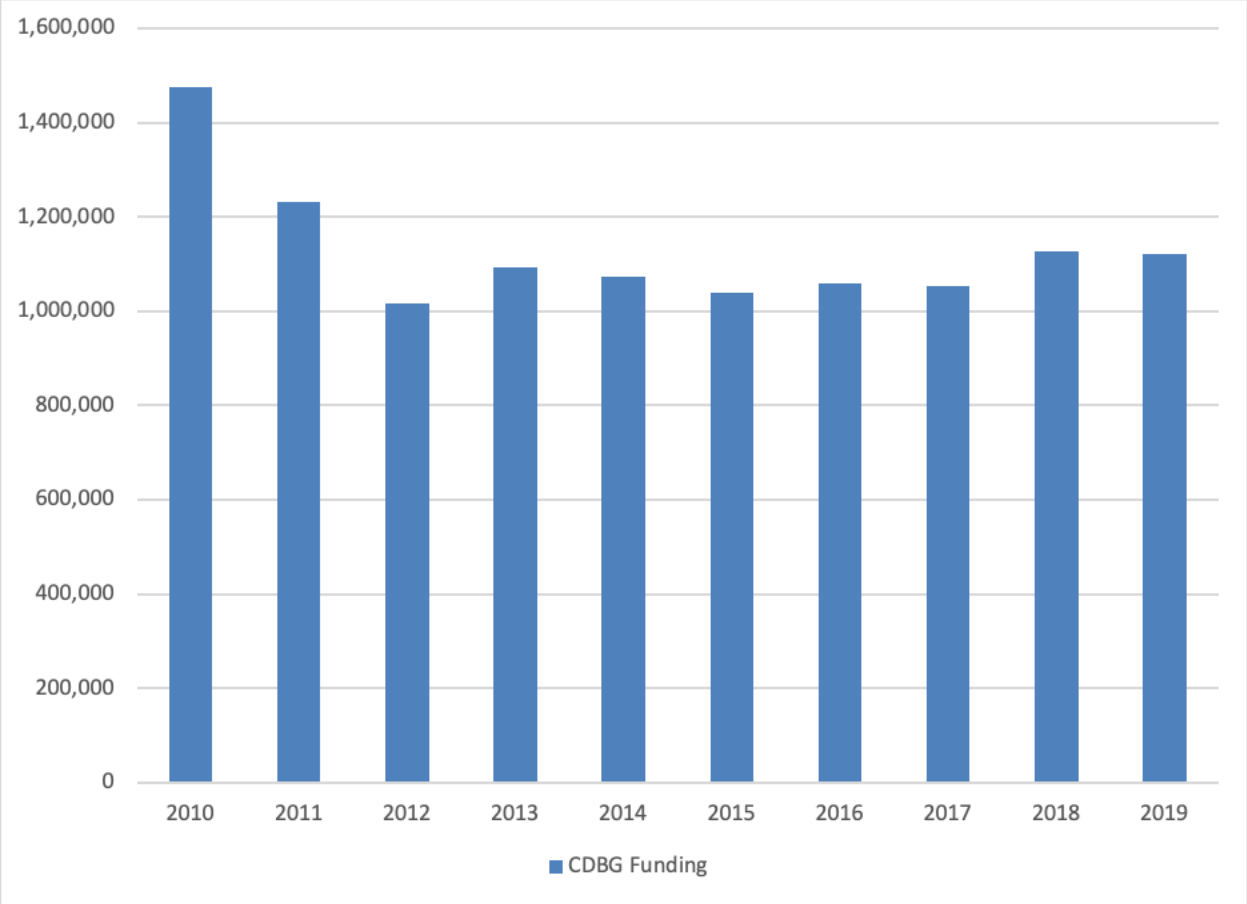


Figure 2 - CDBG Allocations Over Time

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

Geographic Area

Table 72 - Geographic Priority Areas

1	**Area Name:**	Tract 4276
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Census Tract 4276
	Identify the neighborhood boundaries for this target area.	The target area is the entire City of Alameda.
	Include specific housing and commercial characteristics of this target area.	The needs overview and market analysis overview discusses the needs in the community.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Alameda must submit a complete Consolidated Plan through the eCon Planning Suite. To do so, each project and goal must be in a target area. This target area allows programs that serve low income individuals, regardless of where they live, to be in compliance with the planning document.
	Identify the needs in this target area.	The needs overview and market analysis overview discusses the needs in the community.
	What are the opportunities for improvement in this target area?	The City of Alameda has positive economic growth and demand for housing.
	Are there barriers to improvement in this target area?	High demand housing and a low supply of housing has significantly increased the price of housing, pricing many low income households out of the market.
2	**Area Name:**	Low Mod Census Tracts 4276 and 4287
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other

	Other Revital Description:	Census Tract 4276 and 4287
	Identify the neighborhood boundaries for this target area.	The boundaries for the area include all census tracts with 51 percent of the households earning below 80 percent of the area median family income. The boundaries change based on Census information and information from the American Community Survey. A map of the low income areas is included as part of this section.
	Include specific housing and commercial characteristics of this target area.	Housing Cost Burden remains high for both renter and homeowner households. Pricing pressure from its proximity to the San Francisco Bay area keeps increasing costs for affordable housing development.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Alameda must complete a Consolidated Plan every five years and identify areas of priority and where it will target funding. Some projects will be targeted in areas of higher concentrations of low to moderate income households as guided by regulations and local leaders.
	Identify the needs in this target area.	The needs vary from year to year, depending which census tracts are low to moderate income.
	What are the opportunities for improvement in this target area?	Demand for housing is high. Affordable housing will continue to be in demand.
	Are there barriers to improvement in this target area?	Stakeholder input stated the rising property costs make it increasingly difficult to develop affordable housing.

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Because the City is an island community with compact geography and limited land for new housing, programs are implemented on a citywide basis, except for the targeted funding for Alameda Point Collaborative (APC). APC manages 200 units of supportive housing for formerly homeless individuals and families (approximately 500 residents, almost 50 percent are children). Supportive housing is housing attached to social services, helping those with the most need to consistently receive support until they are self-sufficient. APC is located at Alameda Point, the former Naval Air Station, a section of the City contained in Census Tract 4287, a low/moderate census tract. The APC units represent approximately 75 percent of the residential units located in CT 4287.

Adhering to CDBG's national objectives, priority will be given to projects that address the housing and community development needs of low and moderate-income persons, particularly as they are outlined in the Consolidated Plan.

1. In making funding decisions, the City of Lafayette will give priority to activities that:

- Meet a goal of the 2020-2024 Consolidated Plan
- Demonstrate a significance of need
- Serve an eligible area within Alameda
- Project or program is eligible under HUD rules
- Participation in a larger revitalization project that includes new affordable housing opportunities
- Create a visual impact in the neighborhood, particularly if an infrastructure project

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

Priority Needs

Table 73 – Priority Needs Summary

1	**Priority Need Name**	Strong Public Services
	Priority Level	High
	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 Non-housing Community Development
	Geographic Areas Affected	Tract 4276
	Associated Goals	Public Services - Safety Net Food Access Mental Health Services
	Description	The City of Alameda will focus on supporting public services, reducing barriers for low to moderate income households.
	Basis for Relative Priority	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.
2	**Priority Need Name**	Address Homelessness

	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 Unaccompanied Youth 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	Tract 4276
	Associated Goals	Overnight Shelter Homeless Outreach
	Description	The City of Alameda will focus on supporting services that address the needs of homeless individuals.
	Basis for Relative Priority	It is far more cost effective to support people, maintaining their housing and avoiding evictions, preventing the need for emergency shelter and a lengthy housing search. Homelessness is a regional issue and the City will work County-wide to address homelessness and the needs of these vulnerable residents.
3	**Priority Need Name**	Economic Development/Microenterprise Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate

	Geographic Areas Affected	Tract 4276
	Associated Goals	Economic Development Support Economic Development Buildings
	Description	The City of Alameda will promote affordable housing for all residents living in the community.
	Basis for Relative Priority	With the cost of housing increasing, it is important to enable all residents the opportunity to earn a living wage. The City of Alameda will increase economic opportunity through job training supports, microenterprise assistance and capital improvements for locally owned businesses.
4	**Priority Need Name**	Promote Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Physical Disabilities
	Geographic Areas Affected	Tract 4276
	Associated Goals	Rental Housing - Renovation of Underutilized Space Substantial Renovation Housing Safety Program Homeless Housing
	Description	The City of Alameda will focus on supporting services that address the needs of homeless individuals.
	Basis for Relative Priority	Many sections of this document confirm that housing is not affordable to all residents. The goals of this Consolidated Plan will have to address this need as a high priority. Extremely low-income households and low-income households are living with cost burdens because the supply of affordable housing does not exist. Incentives for developers and funding projects that address this specific need will be the only way the households with these incomes will be able to find housing in the community.

5	**Priority Need Name**	Non-Housing Public Improvements
	Priority Level	High
	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 Non-housing Community Development
	Geographic Areas Affected	Tract 4276 Low Mod Census Tracts 4276 and 4287
	Associated Goals	Clearance Public Improvement
	Description	The City of Alameda will build community assets and make public improvements.
	Basis for Relative Priority	The City of Alameda will support the redevelopment of a neighborhood in a holistic manner.
6	**Priority Need Name**	Administration and Fair Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families 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 Non-housing Community Development
	Geographic Areas Affected	Tract 4276
	Associated Goals	Administration Fair Housing
	Description	The City of Alameda will further fair housing efforts in the community and educate the public about fair and affordable housing. Efforts to coordinate with the City of Alameda as well as other private/public to improve services in the community also fall under this initiative.
	Basis for Relative Priority	The City is required to further fair housing initiatives and address concerns in its Fair Housing Assessment. The priority will also continue coordination among local governments and private service providers to continually improve services in the community.

Narrative (Optional)

The need for affordable housing in Alameda County far exceeds the supply of affordable rental and for-sale housing in the areas. Likewise, the City of Alameda faces a demand for affordable housing that greatly outstrips the 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 City of Alameda, in partnership with 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 city-wide basis unless otherwise indicated.

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

Introduction

The City of Alameda will use Community Development Block Grant funds as the primary source of funding for projects. The City of Alameda will receive an allocation of Community Development Block Grant funding (CDBG) in the amount of $1,161,287 for the 2020 fiscal year.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The allocation for all communities in 2020 will be $3,215,045. The City of Alameda expects to receive $266,050 of that allocation in 2020.

These funding allocations are part of the regular 2020 Allocation and do not include any possible funds the City will receive as a part of the additional CDBG funding from the Coronavirus Aid, Relief, and Economic Security Act or the CARES Act.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,161,057	120,000	441,144	1,722,201	1,722,431	Funding will be used for public services and supporting housing development for low-income households.

Table 74 - 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

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

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

The western section of Alameda is known as Alameda Point. This land is the former Alameda Naval Air Station that closed in 1997. Alameda Point is considered one of the best remaining development opportunities for large-scale development in the East Bay, with an inspirational setting overlooking the Bay Bridge and the San Francisco skyline. Over 100 businesses, employing more than 1,000 workers, are currently located there, benefiting from large industrial buildings with adjacent deep-water access.

A portion of the site was conveyed to the City in 2013 and will be redeveloped with mixed industrial and residential uses including 1,425 residential units. Another 19-acre parcel was sold by the Navy to a private developer in 2018 and is currently renovating existing housing with plans to rent the homes. In 2019, the U.S. Navy transferred 12 acres of land at the former Alameda Naval Air Station (NAS) to the Housing Authority. As part of the base reuse process, the Alameda Housing Authority and its partners, Building Futures and Alameda Point Collaborative, submitted a successful application for a homeless accommodation at the Alameda NAS. The Navy approved the land transfer to the Alameda Housing Authority with the requirement that 90 units of permanent supportive housing for formerly homeless households eligible for services under the McKinney-Vento Act are built on the property. Initial planning work has begun for a 12-acre parcel of former Coast Guard housing that will be redeveloped over the next 9 years, beginning with an approval development plan in 2019.

The Housing Authority of the City of Alameda plans to redevelop existing affordable housing at Rosefield Village, resulting in 92 total units. The Housing Authority presently owns and leases a total of 53 residential units on two parcels (approximately 2.43 acres) that provide low-income housing to residents of the City. The project will consist of demolishing nine aged buildings and constructing a new, 78-unit low-income housing facility as replacement housing. The remaining buildings will be retained and renovated. The new housing facility will include a community/recreation facility. The Housing Authority plans to complete the entitlement process and secure funding to start construction of Rosefield Village in 2020.

Discussion

The primary activities the City of Alameda will fund in the first year of the 2020-2024 Consolidated Plan are:

- Strong Public Services
- Address homelessness
- Increase economic opportunities
- Promote affordable housing;
- Make Non-Housing Public Improvements

- Advocate for Fair Housing

Each of these activities and projects will require resources outside of the CDBG funding. The City of Alameda expects the 2020 CDBG funded projects to leverage another $4,710,976 in other funding resources.

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
Housing Authority of the City of Alameda	PHA	Ownership Planning Public Housing Rental neighborhood improvements	Jurisdiction
EveryOne Home	Continuum of care	Homelessness Planning	Region
ALAMEDA COUNTY - HOUSING AND COMMUNITY DEVELOPMENT	Departments and agencies	Ownership Planning Rental	Jurisdiction
City of Alameda Economic Development Department	Government	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	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
EDEN I&R	Non-profit organizations	public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
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 75 - 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 public 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 residents. Requests for Proposals are developed to reflect those priorities. The City then selects and develops contracts with organizations 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 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 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 fort low- and moderate-income residents 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, and services that are not provided close to those in need. Some barriers to services suggested by stakeholders also include the issues below.

- 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.

- 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.

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 76 - 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. EveryOne Home is the community-based organization responsible for the coordination and implement of the *EveryOne HOME Plan to End Homelessness: 2018 Strategic Update*.

The *EveryOne HOME Plan to End Homelessness: 2018 Strategic Update* is a comprehensive blueprint to address homelessness, including preventing people from becoming homeless, expanding affordable housing, offering critical interventions that ensure the safety and dignity of people living without housing, and urgently reduce homelessness in the area's most impacted and vulnerable communities.

The City of Alameda is one of 14 cities in Alameda County that have adopted the plan. In Alameda County, issues of homelessness are addressed through a coordinated regional effort with every organization, city and CoC member participating. 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. The 2020-2024 Analysis of Impediments to Fair Housing found, through community feedback, that persons with disabilities often find it difficult to find an appropriate housing unit. Contributing factors affecting disability and access include:

- Access to publicly supported housing for persons with disabilities;
- Lack of affordable housing for individuals who need supportive services;
- Lack of assistance for housing accessibility modifications;
- Location of accessible housing; and,
- Limited supply of affordable housing within neighborhoods.

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

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	Public Services - Safety Net	2020	2024	Non-Housing Community Development	Tract 4276	Strong Public Services	CDBG: $985,530	Public service activities other than Low/Moderate Income Housing Benefit: 23000 Persons Assisted
2	Food Access	2020	2024	Non-Housing Community Development	Tract 4276	Strong Public Services	CDBG: $138,190	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
3	Mental Health Services	2020	2024	Non-Housing Community Development	Tract 4276	Strong Public Services	CDBG: $250,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Overnight Shelter	2020	2024	Homeless	Tract 4276	Address Homelessness	CDBG: $339,495	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
5	Homeless Outreach	2020	2024	Homeless	Tract 4276	Address Homelessness	CDBG: $200,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
6	Economic Development Support	2020	2024	Non-Housing Community Development	Tract 4276 Low Mod Census Tracts 4276 and 4287	Economic Development/Microenterprise Assistance	CDBG: $575,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
7	Economic Development Buildings	2020	2024	Non-Housing Community Development	Low Mod Census Tracts 4276 and 4287	Economic Development/Microenterprise Assistance	CDBG: $15,000	Businesses assisted: 3 Businesses Assisted
8	Rental Housing - Renovation of Underutilized Space	2020	2024	Affordable Housing	Tract 4276	Promote Affordable Housing	CDBG: $800,000	Rental units rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Substantial Renovation	2020	2024	Affordable Housing	Tract 4276	Promote Affordable Housing	CDBG: $1,085,253	Rental units rehabilitated: 3 Household Housing Unit
10	Housing Safety Program	2020	2024	Affordable Housing	Tract 4276	Promote Affordable Housing	CDBG: $225,000	Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit
11	Homeless Housing	2020	2024	Homeless	Tract 4276	Promote Affordable Housing	CDBG: $200,000	Other: 2 Other
12	Clearance	2020	2024	Non-Housing Community Development	Tract 4276 Low Mod Census Tracts 4276 and 4287	Non-Housing Public Improvements	CDBG: $20,000	Other: 3 Other
13	Public Improvement	2020	2024	Non-Housing Community Development	Tract 4276 Low Mod Census Tracts 4276 and 4287	Non-Housing Public Improvements	CDBG: $370,000	Other: 5 Other
14	Administration	2020	2024	Non-Housing Community Development	Tract 4276	Administration and Fair Housing	CDBG: $1,065,000	Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Fair Housing	2020	2024	Non-Housing Community Development	Tract 4276	Administration and Fair Housing	CDBG: $100,000	Other: 5 Other

Table 77 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Services - Safety Net
	Goal Description	Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or "in crisis."
2	**Goal Name**	Food Access
	Goal Description	Improve access to food and reduce food insecurity.
3	**Goal Name**	Mental Health Services
	Goal Description	Support services that provide mental health care or support services for those residents experiencing mental health challenges.
4	**Goal Name**	Overnight Shelter
	Goal Description	Fund and support overnight shelter, crisis housing and public services for homeless families and individuals.
5	**Goal Name**	Homeless Outreach
	Goal Description	Fund supportive services, including case management and outreach, at agencies that serve homeless families and individuals.

6	**Goal Name**	Economic Development Support
	Goal Description	Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
7	**Goal Name**	Economic Development Buildings
	Goal Description	Rehabilitate historic, commercial, and industrial structures. Work under this goal shall reduce code deficiencies or create new job opportunities.
8	**Goal Name**	Rental Housing - Renovation of Underutilized Space
	Goal Description	Create new affordable housing units using vacant or underutilized space in existing structures.
9	**Goal Name**	Substantial Renovation
	Goal Description	Offer financing for residential rehabilitation projects.
10	**Goal Name**	Housing Safety Program
	Goal Description	Provide financing/grant for small residential renovation projects that improve the housing safety of a residence.
11	**Goal Name**	Homeless Housing
	Goal Description	Support the development of infrastructure for homeless individuals who utilize RV's or other vehicles as shelter.
12	**Goal Name**	Clearance
	Goal Description	Clean-up and securing of unsafe structures and sites that pose a health and safety threat.

13	**Goal Name**	Public Improvement
	Goal Description	Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/community centers.
14	**Goal Name**	Administration
	Goal Description	Improve the administration of funding and coordination among project providers.
15	**Goal Name**	Fair Housing
	Goal Description	Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

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 of Alameda will fund public service programs within the City. Based on previous performance, the public service organizations will serve 25,000 people over five years who have extremely low incomes, less than 30 percent of the area median income.

The Housing Safety Program across the City will benefit households an estimated 32 households who earn incomes less than 30 percent of the area median income, 19 households earning 31-50 percent of the area median income, and 19 households earning 51-80 percent of the area median income. The substantial rehabilitation program will target households earning below 30 percent of the area median income.

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 Lead Poisoning Prevention Program (LPPP). Through the LPPP, renters and homeowners receive information about lead hazards in their homes.

When conducting Section 8 Housing Choice Voucher program inspections, the Housing Authority 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.

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

The City's policies indicate the procedures to be followed dependent on the amount of CDBG funding or HOME funding invested in a single property. Specific actions required include:

Up to $5,000 - Repair of paint disturbed during rehabilitation. Includes repairing disturbed paint and applying a new coat of paint.

$5,000 - $25,000 Interim controls and standard treatments. Includes addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization.

Over $25,000 Remediate. Remediation involves permanently removing lead-based paint hazards, often through paint and component removal and enclosure.

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 period through a combination of CDBG-funded public initiatives and non-profit services for low- to moderate-income residents. A range of public services are intended to move families and individuals along a continuum from "in crisis" or "vulnerable" to "stable" or "thriving" members of the community. This keeps within the recommendations of the City's SSHRB. Public services funding will include safety net services and other services helping individuals in poverty move along this continuum.

On October 2, 2018, the Alameda City Council passed a minimum Wage Ordinance to raise the citywide minimum wage to $15.00 per hour by July 1, 2020. The Alameda Minimum Wage Ordinance increases the minimum wage in two increments in 2019 and 2020, making no distinction between small and large businesses. The first City increase will occur on July 1, 2019, six months after the State mandated increase on January 1, 2019. The first increase will raise the minimum wage to $13.50 for all businesses. The second increase will occur on July 1, 2020, and raises the wage to $15.00 per hour. According to the National Low-Income Housing Coalition *Out of Reach 2018* study, a wage of $51.15 per hour is required to afford a two-bedroom apartment in Alameda, CA. While the additional minimum wage requirement will be helpful to meet basic needs, affordable housing will remain out of reach for these households.

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

The primary strategy in 2020 to 2024 for the City of Alameda will be to close the gap on housing for households earning less than 30 percent of the area median income. With few housing units available and affordable to this income bracket, that it is essential for families living in poverty to have more housing options. Initiatives and goals the City of Alameda will take on in the next five years include:

- New affordable rental housing through renovation of underutilized buildings and vacant properties for households with incomes below 80 percent of AMI
- Assist households with income at or below 80 percent AMI to become homeowners
- Improve the city's housing stock
- Provide a safe-net of services for families "in-crisis"
- Improve access to food and reduce food insecurity
- Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance

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

Expected Resources

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

Introduction

The City of Alameda will use Community Development Block Grant funds as the primary source of funding for projects. The City of Alameda will receive an allocation of Community Development Block Grant funding (CDBG) in the amount of $1,161,287 for the 2020 fiscal year.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The allocation for all communities in 2020 will be $3,215,045. The City of Alameda expects to receive $266,050 of that allocation in 2020.

These funding allocations are part of the regular 2020 Allocation and do not include any possible funds the City will receive as a part of the

additional CDBG funding from the Coronavirus Aid, Relief, and Economic Security Act or the CARES Act.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,161,057	120,000	441,144	1,722,201	1,722,431	Funding will be used for public services and supporting housing development for low-income households.

Table 78 - Expected Resources – Priority Table

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

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

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

The western section of Alameda is known as Alameda Point. This land is the former Alameda Naval Air Station that closed in 1997. Alameda Point is considered one of the best remaining development opportunities for large-scale development in the East Bay, with an inspirational setting overlooking the Bay Bridge and the San Francisco skyline. Over 100 businesses, employing more than 1,000 workers, are currently located there, benefiting from large industrial buildings with adjacent deep-water access.

A portion of the site was conveyed to the City in 2013 and will be redeveloped with mixed industrial and residential uses including 1,425 residential units. Another 19-acre parcel was sold by the Navy to a private developer in 2018 and is currently renovating existing housing with plans to rent the homes. In 2019, the U.S. Navy transferred 12 acres of land at the former Alameda Naval Air Station (NAS) to the Housing Authority. As part of the base reuse process, the Alameda Housing Authority and its partners, Building Futures and Alameda Point Collaborative, submitted a successful application for a homeless accommodation at the Alameda NAS. The Navy approved the land transfer to the Alameda Housing Authority with the requirement that 90 units of permanent supportive housing for formerly homeless households eligible for services under the McKinney-Vento Act are built on the property. Initial planning work has begun for a 12-acre parcel of former Coast Guard housing that will be redeveloped over the next 9 years, beginning with an approval development plan in 2019.

The Housing Authority of the City of Alameda plans to redevelop existing affordable housing at Rosefield Village, resulting in 92 total units. The Housing Authority presently owns and leases a total of 53 residential units on two parcels (approximately 2.43 acres) that provide low-income housing to residents of the City. The project will consist of demolishing nine aged buildings and constructing a new, 78-unit low-income housing facility as replacement housing. The remaining buildings will be retained and renovated. The new housing facility will include a community/recreation facility. The Housing Authority plans to complete the entitlement process and secure funding to start construction of Rosefield Village in 2020.

Discussion

The primary activities the City of Alameda will fund in the first year of the 2020-2024 Consolidated Plan are:

- Strong Public Services
- Address homelessness
- Increase economic opportunities
- Promote affordable housing;
- Make Non-Housing Public Improvements
- Advocate for Fair Housing

Each of these activities and projects will require resources outside of the CDBG funding. The City of Alameda expects the 2020 CDBG funded projects to leverage another $4,710,976 in other funding resources.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 79 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Services - Safety Net
	Goal Description	Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”
2	**Goal Name**	Food Access
	Goal Description	Improve access to food and reduce food insecurity.
3	**Goal Name**	Mental Health Services
	Goal Description	Support services that provide mental health care or support services for those residents experiencing mental health challenges.
4	**Goal Name**	Overnight Shelter
	Goal Description	Fund and support overnight shelter, crisis housing and public services for homeless families and individuals.

6	**Goal Name**	Economic Development Support
	Goal Description	Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
9	**Goal Name**	Substantial Renovation
	Goal Description	Offer financing for residential rehabilitation projects.
10	**Goal Name**	Housing Safety Program
	Goal Description	Provide financing/grant for small residential renovation projects that improve the housing safety of a residence.
11	**Goal Name**	Homeless Housing
	Goal Description	Support the development of infrastructure for homeless individuals who utilize RV's or other vehicles as shelter.
13	**Goal Name**	Public Improvement
	Goal Description	Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/community centers.
14	**Goal Name**	Administration
	Goal Description	Improve the administration of funding and coordination among project providers.
15	**Goal Name**	Fair Housing
	Goal Description	Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This Action Plan covers the period from July 1, 2020 through June 30, 2021 (FY 2010). The City will receive $1,161,287 in CDBG entitlement funds for FY 2020. Other CDBG funds noted in the Plan for FY 2020 include an estimated $120,000 in program income from loan repayments and reprogramming of $441,144 of CDBG funding from prior years that was not expended by the assigned projects. Public service and administration projects are funded at the maximum allowed by HUD.

The City of Alameda is one of eight members of the Alameda County HOME Consortium. The Consortium was formed so participating jurisdictions could receive HOME funding from the U.S. Department of Housing and Urban Development (HUD). As the lead agency for the Consortium, the County of Alameda prepares and submits a Strategic Plan that describes the planned use of HOME funds by the Consortium. The City of Alameda expects to invest $266,050 of HOME funding from the Alameda County HOME Consortium within its borders.

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

#	Project Name
1	Mental Health Services
2	Emergency Food Distribution
3	Midway Shelter Services
4	2-1-1 Information & Referral
5	Direct Legal Services
6	Legal Assistance for Alameda Seniors
7	CV-Emergency Case Management
8	Emergency Rent Relief
9	Community Based Development Organization
10	Teen Technology Lab
11	Midway Shelter Capital Improvement
12	Woodstock Park Capital Improvement
13	Substantial Rehabilitation
14	Housing Safety Program
15	Residential Rehabilitation Program Delivery
16	General Administration
17	Fair Housing
18	EveryOne Home
19	Safe Parking/Day Center Public Improvements

Table 80 – Project Information

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

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Mental Health Services
	Target Area	Tract 4276
	Goals Supported	Mental Health Services
	Needs Addressed	Strong Public Services
	Funding	CDBG: $50,000
	Description	The City of Alameda will fund in-school mental health services for low- to moderate-income households/clients. Additional mental health services might be at a greater need due to the COVID-19 Pandemic. The Project is eligible under 570.201(e) of the CDBG regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 45 people.
	Location Description	2325 Clement Ave, Alameda, CA 94501
	Planned Activities	Provide mental health services to residents of Alameda.
2	**Project Name**	Emergency Food Distribution
	Target Area	Tract 4276
	Goals Supported	Food Access
	Needs Addressed	Strong Public Services

	Funding	CDBG: $27,638
	Description	A minimum of 2,200 Alameda households who might use the Food Bank will be reached through active outreach efforts to publicize the food banks services for the purpose of enhancing the living environment of Alameda. The Project is eligible under 570.201(e) of the CDBG regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 2,200 families.
	Location Description	1900 Thau Way, Alameda, CA 94501 (Citywide)
	Planned Activities	Provides nutritious food to low-income residents.
3	**Project Name**	Midway Shelter Services
	Target Area	Tract 4276
	Goals Supported	Overnight Shelter
	Needs Addressed	Address Homelessness
	Funding	CDBG: $8,299
	Description	85 homeless persons have new access to emergency shelter, food and support services for the purpose of enhancing their living environment through the continuous operation of a 24-hour a day, service-enriched homeless shelter for women and children at the Midway Shelter. This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 85 individuals.

	Location Description	DV Shelter Undisclosed location
	Planned Activities	Homeless services for women and children, DV support and Emergency Homeless Prevention Services
4	**Project Name**	2-1-1 Information & Referral
	Target Area	Tract 4276
	Goals Supported	Public Services - Safety Net
	Needs Addressed	Strong Public Services
	Funding	CDBG: $24,480
	Description	Provide health, housing, and human service information and referral 24/7/365, in multiple languages. This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will serve 350 people and expects to field 1,300 calls.
	Location Description	City-wide
	Planned Activities	Provide information and referrals to health, housing, and human services that exist in Alameda County. This program also serves as the first point of contact for the coordinated entry system and plays a critical role in disaster preparedness and response in the event of an emergency through its 24/7 call center staff. Staff train and participate in disaster drills and has a seat at the County Emergency Operation Center.
5	**Project Name**	Direct Legal Services
	Target Area	Tract 4276
	Goals Supported	Public Services - Safety Net
	Needs Addressed	Strong Public Services

	Funding	CDBG: $21,313
	Description	Provide domestic violence survivors with legal and other supportive services. This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will serve 25 people.
	Location Description	Citywide
	Planned Activities	Legal advice, crisis counseling, document preparation, and legal representation.
6	**Project Name**	Legal Assistance for Alameda Seniors
	Target Area	Tract 4276
	Goals Supported	Public Services - Safety Net
	Needs Addressed	Strong Public Services
	Funding	CDBG: $21,313
	Description	Legal services in the areas of health law, public benefits, guardianship, naturalization, housing and general legal services for those that may need assistance; community education workshops; free, unbiased health insurance counseling through Alameda County's Health Insurance Counseling and Advocacy Program (HICAP). This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	45 Legal 300 Education 50 Healthcare Counseling

	Location Description	Citywide
	Planned Activities	Legal services and education presentations for seniors.
7	**Project Name**	CV-Emergency Case Management
	Target Area	Tract 4276
	Goals Supported	Overnight Shelter
	Needs Addressed	Address Homelessness
	Funding	CDBG: $25,000
	Description	Operations assistance for homeless individuals and families, 12 chronically homeless, high-need persons shall receive case management services for, in Alameda. This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 20 individuals.
	Location Description	DV Shelter Undisclosed location
	Planned Activities	Homeless services for women and children, DV support and Emergency Homeless Prevention Services
8	**Project Name**	Emergency Rent Relief
	Target Area	Tract 4276
	Goals Supported	Public Services - Safety Net
	Needs Addressed	Strong Public Services
	Funding	CDBG: $130,000

	Description	The COVID-19 Emergency Rent Relief Program will provide up to $3500 of assistance or one monthâ¿¿s rent, whichever is less, to Alameda tenants who are financially impacted by the COVID-19 pandemic. Program funding will be in the form of a grant to assist eligible affected tenants in paying rent, immediately preceding the expiration of the Urgency Eviction Moratorium Ordinance (i.e. May 31, 2020), as this is when residents financially impacted by COVID-19 will be most at risk for eviction action.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 45 households.
	Location Description	All beneficiaries will be located in the City of Alameda.
	Planned Activities	Staff estimates that the rental assistance payments will average $2500 to low-and moderate-income households impacted by the COVID-19 pandemic.
9	**Project Name**	Community Based Development Organization
	Target Area	Tract 4276
	Goals Supported	Economic Development Support
	Needs Addressed	Economic Development/Microenterprise Assistance
	Funding	CDBG: $115,000
	Description	Economic development activities which include job training and employment placement. This project is eligible under 24 57.204 the CDBG regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	40 People

	Location Description	Citywide
	Planned Activities	Economic development activities which include job training and employment placement.
10	**Project Name**	Teen Technology Lab
	Target Area	Tract 4276
	Goals Supported	Public Improvement
	Needs Addressed	Non-Housing Public Improvements
	Funding	CDBG: $100,000
	Description	Construct an Electronic Arts Studio at the Alameda Boys & Girls Club to help make technology learning innovative and fun while helping develop problem-solving, logic, analysis and decision-making skills in youth. This project is eligible under 24 57.201 (c) the CDBG regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will improve one facility.
	Location Description	1900 3rd St, Alameda, CA 94501
	Planned Activities	Build a teen technology lab within the Alameda Boys and Girls Club.
11	**Project Name**	Midway Shelter Capital Improvement
	Target Area	Tract 4276
	Goals Supported	Public Improvement
	Needs Addressed	Non-Housing Public Improvements
	Funding	CDBG: $105,000

	Description	Make safety and energy efficiency tenant improvements to older trailers. Improvements include: repairing or replacing deck, ramps and walking surfaces that provide ingress and egress to each of the trailers; replacing leaking and dry-rotted windows; replacing doors and other miscellaneous repairs. This project is eligible under 24 57.201 (c) the CDBG regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will improve one facility.
	Location Description	DV Shelter Undisclosed location
	Planned Activities	Make energy efficiency improvements to the Midway Shelter.
12	**Project Name**	Woodstock Park Capital Improvement
	Target Area	Low Mod Census Tracts 4276 and 4287
	Goals Supported	Public Improvement
	Needs Addressed	Non-Housing Public Improvements
	Funding	CDBG: $165,000
	Description	Park improvements including rubberized surfacing to improve ADA accessibility and safety; replacing windows; exterior painting; adding two shaded picnic areas and more. This project is eligible under 24 57.201 (c) the CDBG regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will improve one facility.
	Location Description	351 Cypress St, Alameda, CA 94501

	Planned Activities	Park improvements including rubberized surfacing to improve ADA accessibility and safety and energy efficient upgrades.
13	**Project Name**	Substantial Rehabilitation
	Target Area	Tract 4276
	Goals Supported	Substantial Renovation
	Needs Addressed	Promote Affordable Housing
	Funding	CDBG: $177,677
	Description	Financial and technical assistance to restore and/or create affordable rental units in existing vacant or underutilized structures.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 housing unit
	Location Description	Housing Authority of the City of Alameda (Program Administrator) TBD
	Planned Activities	Financial and technical assistance to restore and/or create affordable rental units in existing vacant or underutilized structures.
14	**Project Name**	Housing Safety Program
	Target Area	Tract 4276
	Goals Supported	Housing Safety Program
	Needs Addressed	Promote Affordable Housing
	Funding	CDBG: $45,000

	Description	Financial assistance for low-income seniors and persons with disabilities to maintain mobility and remain safely in their homes. The Project is eligible under 570.202(a)(2) of the CDBG regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50-Safety 10-Accessibity
	Location Description	Citywide
	Planned Activities	Financial Assistance to assist low-income seniors to maintain residential safety and accessibility.
15	**Project Name**	Residential Rehabilitation Program Delivery
	Target Area	Tract 4276
	Goals Supported	Substantial Renovation
	Needs Addressed	Promote Affordable Housing
	Funding	CDBG: $200,000
	Description	Residential rehabilitation programs project related delivery costs. The Project is eligible under 570.202 (a)(2) & 570.208 (a)(3 of the CDBG regulations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 unit
	Location Description	Housing Authority of the City of Alameda (Program Administrator) Citywide
	Planned Activities	Residential rehabilitation programs project related delivery costs.

16	**Project Name**	General Administration
	Target Area	Tract 4276
	Goals Supported	Administration
	Needs Addressed	Administration and Fair Housing
	Funding	CDBG: $199,770
	Description	General Administration
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Project Administration
	Planned Activities	N/A
17	**Project Name**	Fair Housing
	Target Area	Tract 4276
	Goals Supported	Fair Housing
	Needs Addressed	Administration and Fair Housing
	Funding	CDBG: $20,000
	Description	Fair Housing Services
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Respond to Fair Housing inquiries, investigate Fair Housing complaints, and conduct Fair Housing audits.
18	**Project Name**	EveryOne Home
	Target Area	Tract 4276
	Goals Supported	Fair Housing
	Needs Addressed	Administration and Fair Housing
	Funding	CDBG: $13,000
	Description	Develop and implement coordinated entry system to prevent homelessness and to provide services to those who already homeless
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The entire CoC will benefit from this activity.
	Location Description	Citywide
	Planned Activities	Implementation of Homeless Management Information System (HMIS) and development of funding resources for Alameda County homeless programs.
19	**Project Name**	Safe Parking/Day Center Public Improvements
	Target Area	
	Goals Supported	Homeless Housing

	Needs Addressed	Promote Affordable Housing
	Funding	CDBG: $200,000
	Description	Make health and safety improvements, including shower and kitchen facilities for an area to be used by homeless individuals who need a place to park their RVs. This project is eligible under 24 57.201 (c) the CDBG regulations.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The project will improve one facility.
	Location Description	431 Stardust, Alameda CA
	Planned Activities	Make health and safety improvements, including shower and kitchen facilities for an area to be used by homeless individuals who need a place to park their RVs.

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
Tract 4276	71
Low Mod Census Tracts 4276 and 4287	29

Table 81 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All activities discussed in this Action Plan are intended for, and open to, income-eligible households and persons within the City of Alameda. Because of the compact geography, programs are implemented on a community-wide basis unless otherwise indicated, with participants' eligibility determined based on the household's income. According to the 2011-2015 American Community Survey, 9.8 percent of Alameda residents are living below the poverty line. Both the statistics for the area and stakeholder comments direct the City of Alameda fund project that will directly impact those with the most need.

Some programs, however, are administered based on the low and moderate-income status of the neighborhood. Any census tract where more than 48.4 percent of households have incomes at or below 80 percent of area median income qualifies as a low or moderate-income area. One such project is the Woodstock Park improvement projects, which will provide a rubberized surfacing to improve ADA accessibility and safety and energy efficient upgrades.

Discussion

Most of the programs the City of Alameda funds with its annual allocation directly benefit low or moderate-income individuals or households. Through programs like the Alameda Food Bank, Building Futures with Women and Children, Midway Shelter/Homeless Prevention Program, and the Alameda

Point Collaborative, the City will improve the physical environment, and focus resources on safety net and empowerment services needed by the area's residents.

At the same time, there are many low-income or disabled homeowners and renters who live in other Alameda neighborhoods, and assistance will be provided to qualified households through substantial 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 seniors and persons with disabilities by continuing the Safety and Accessibility Program, which provides financial and technical assistance to make accessibility modifications and provide fire prevention and safety to eligible households.

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

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

Additional challenges exist because of the City's growing limited-English-speaking population. Based on the 2011-2015 American Community Survey Five-Year Estimates for the City Alameda, 33.7 percent of Alameda's population speaks one of 37 languages other than English at home. 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. Public outreach and announcements regarding the 2020 Action Plan have been translated to these languages to include the population that does not speak English.

Actions planned to foster and maintain affordable housing

The need for affordable rental and for-sale housing far outpaces supply. The City continually works to preserve existing affordable housing and to increase the supply of affordable housing. Island City Development (ICD) is a nonprofit public benefit corporation affiliated with the Alameda Housing Authority (AHA) of the City of Alameda. The Corporation's sole activity is to benefit and support the mission of the Housing Authority and the City of Alameda. ICD achieves its charitable purposes by developing housing for low-income households.

One of the projects included the redevelopment of an existing AHA property to create of 92 units of affordable family housing. Construction financing is expected to close in summer 2020 with construction commencing shortly thereafter. ICD has also begun the initial planning work for a 12 -acre parcel of former Coast Guard housing that will be redeveloped over the next 10 years, beginning with an approval development plan in 2019. The City is working with the Navy and Habitat for Humanity to develop an adjacent two-acre parcel into ownership housing for low- to moderate-income first time homebuyers. AHA continues to administer the sale of below-market rate condos to low- and moderate-income families at private developments under the City's inclusionary housing program. AHA continues to manage the citywide Rent Stabilization program for non-section 8 units within the city limits, which is funded by non-federal funds and encompasses approximately 15,000 rental units.

In addition to developing affordable housing, the City requires at least 15 percent of all new housing

constructed shall be affordable to very low-, low- and moderate-income households. The City of Alameda will continue to fund several housing assistance programs with CDBG, including fair housing and tenant/landlord counseling services, and both homeowner and rental rehabilitation as part of its efforts to preserve existing affordable housing.

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

Actions planned to reduce lead-based paint hazards

The City participates in the Alameda County Service Area for Lead Abatement (CSALA), which funds the Alameda County Lead Poisoning Prevention Program (LPPP). Through the LPPP, renters and homeowners receive information about lead hazards in their homes.

The City of Alameda will use CDBG funds to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. Housing renovation funded with HOME funds will also be required to follow the same regulatory requirements. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). 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, the Housing Authority 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.

Actions planned to reduce the number of poverty-level families

According to the 2011-2015 American Community Survey, 9.8 percent of the Alameda population lives at or below the poverty line. For a family of four in 2016, the federal government raised the poverty line to $24,300 and remains there for 2019.

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

individuals in poverty move along this continuum. Alameda will fund the following services in FY 2020:

- Emergency food and shelter
- Domestic violence services
- Senior legal services
- Employment training and placement
- Fair housing/tenant landlord services
- Mental Health Services

On October 2, 2018, the Alameda City Council passed a minimum Wage Ordinance to raise the citywide minimum wage to $15.00 per hour by July 1, 2020. The Alameda Minimum Wage Ordinance increases the minimum wage in two increments in 2019 and 2020, making no distinction between small and large businesses. The first City increase occurred on July 1, 2019, six months after the State mandated increase on January 1, 2019. The first increase will raise the minimum wage to $13.50 for all businesses. The second increase will occur on July 1, 2020, and raises the wage to $15.00 per hour. According to the National Low-Income Housing Coalition *Out of Reach 2018* study, a wage of $51.15 per hour is required to afford a two-bedroom apartment in Alameda, CA. While the additional minimum wage requirement will be helpful to meet basic needs, affordable housing will remain out of reach for these households.

Actions planned to develop institutional structure

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. The following are a few examples of public and private partnerships working to help the most vulnerable neighbors in the community and promotion/preservation of affordable housing.

Rent Stabilization Program- The Alameda City Council adopted the Rent Review, Rent Stabilization and Limitations on Evictions Ordinance 3148 on March 1, 2016. The ordinance applies to approximately 13,400 residential rental units. The policy protects tenants from certain evictions and requires a relocation assistance payment when a tenancy is terminated due to circumstances that are not the fault of the tenant. The ordinance also has administrative requirements for annual rent increases, including a mandatory review for rent increases in excess of 5% and an optional review for rent increases of 5% or less. The Rent Review Advisory Committee (RRAC) reviews rent increases and has authority to render decisions, which in some cases become binding.

City of Alameda CARES Team (Source: www.alamedaca.gov/cares)- The City of Alameda and its community partners are committed to addressing homelessness in our island city. The City coordinates the CARES team whose members provide outreach and programs to support homeless individuals and

families in Alameda.

Under the oversight of the CARES Team are programs that provide outreach and services to individuals experiencing homelessness. These are a product of work by CARES Team members, including City departments, non-profit agencies, and community and faith-based organizations in Alameda. These programs include:

- Mobile Outreach - Non-profit organizations Operation Dignity and Building Futures provide basic necessities to those experiencing homelessness while working on stabilizing their situation and helping them to find housing.
- Dine and Connect - Held on the last Monday of each month, dinners lead by Alameda's faith-based community provide more than just a warm meal to those experiencing homelessness. Alongside dinner, this program connects individuals to services and resources and fosters community with an opportunity for individuals to meet, talk, and connect.
- Intensive Case Management -The City supports case management services in addition to that provided through the countywide Continuum of Care. Building Futures provides a comprehensive, individualized array of services, including securing identification documents, obtaining pension or social security income, and physical and mental health needs. This helps to prepare unhoused individuals to obtain housing.
- Sunsetting Homelessness in Alameda – Parking Meters for the Homeless - Orange like an Alameda sunset, these parking meters are located throughout the community to both draw attention to the issue of homelessness and to allow community members to make donations of spare change (or credit card transactions) toward homeless programs in the City. Local businesses can show their support for the City's efforts to address homelessness by sponsoring a meter.

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

In preparing its FY 2020 Action Plan, the City consulted with community-based service providers, residents, and City departments and Boards and Commissions, the Social Services and Human relations board, to obtain feedback regarding priority needs and objectives and developed projects and activities to further these objectives.

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

homeless service providers, advise on the needs of the homeless.

Discussion

As a recipient of HUD funds, the City of Alameda certifies it will affirmatively further fair housing choice by conducting an analysis of impediments to fair housing choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis and actions taken in this regard. The County of Alameda, as lead agency, and multiple participating jurisdictions, the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, have formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing.

Each jurisdiction set goals to address during the fiscal years 2020-2024. Some initiatives from the 2020 Analysis of Impediments to Fair Housing that will be implemented include:

- Allocate CDBG funds annually over the next five-year AI period to fund a fair housing service provider with the expectation that the provider will market its services through some combination of the distribution of flyers, pamphlets, website postings, and other marketing activities as approved by the City of Alameda.
- Develop a registry of rental property owners and raise awareness of the City's Rent Program among new and existing rental property owners.
- Incorporate these goals into the 2020-2014 Consolidated Plan.
- Continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
- Create a prosecution division within the City Attorney's Office to enforce the city ordinance regarding source of income protections and other fair housing violations. Maintain data on education activities.
- Continue to offer the Residential Rehabilitation program and allocate CDBG funds as they are available.
- Continue to offer the Housing Safety program and allocate CDBG funds as they are available.
- Facilitate the development of vacant land and the redevelopment of existing structures to provide more affordable housing serving specialized populations.
- Continue to implement the City's Inclusionary Housing Requirements and to participate in the County's Down Payment Assistance Programs and Mortgage Credit Certificate as funds are available.
- Continue to fund economic development, including on-the-job training programs, with CDBG

funds as funds are available.

- Implement the HEAP-funded programs (including safe parking, winter warming shelter, day center, etc.) over the next 24 months to provide emergency assistance to homeless individuals and families. Continue to fund mobile outreach, case management services and the Midway Shelter.
- Continue to provide materials in multiple languages.
- Continue to fund economic development activities, including on-the-job training, at Alameda Point and any other areas identified to contain Racial/Ethnic Concentrations Areas of Poverty (R/ECAPs).

Program Specific Requirements

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

Introduction

This Action Plan covers the period from July 1, 2020 through June 30, 2021 (FY 2020). The City of Alameda expects to receive an allocation of $1,161,287 in FY 20-21 CDBG entitlement funds for the City of Alameda. Other CDBG funds noted in the Plan for FY 20-21 include an estimated $120,000 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	120,000
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:	**120,000**

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%

Discussion

The City of Alameda will fund projects in fiscal year 2020 that address the needs outlined in the Consolidated Plan. At least 100 percent of the funds allocated in fiscal year 2020 will help low and moderate-income households directly or indirectly, through housing and social services programs.

Attachments

Citizen Participation Comments

Appendix A

Public Comments

City staff completed a mini survey to reify the 2017 Community Needs survey results. See summary information from the draft Needs letter below:

Lisa Fitts presented at the City of Alameda's Social Service Human Relations Board (SSHRB) November 21, 2019 special meeting. The information from that meeting is summarized below.

The presentations and comments from the public at SSHRB's November 21, 2019 Special Meeting helped inform the status of services currently being provided to residents of Alameda, emerging issues that need attention, and possible gaps in services. SSHRB deliberated on the following priority needs of Alameda residents for social and community service supports:

- Affordable housing
  - Increase the supply of affordable housing
  - Encourage HUD to increase number of section 8 vouchers
  - Encourage and incentivize more landlords to accept section 8
- Fair housing
- Tenant/Landlord mediation and counseling, and tenant's rights
  - Affordable tenant's rights/legal services
  - Renter's protection
- Food security and food services
- Housing supports
- Homelessness services:
  - Provide shelters, showers, storage, day center, restrooms, mental health, and housing navigation services
  - Develop housing options that include rapid rehousing, permanent support housing, independent housing, etc.
- Mental health:
  - Services for low-income people and for all ages
  - Address stigma about accessing services
  - Address youth anxiety and depression
- Safety and anti-crime programs
- Transportation/shuttle service and pedestrian safety

- o Better bus service, accessible transportation
- o More crosswalks

Rising rents and high cost of living are continuing to challenge many of our residents in Alameda. The needs of Alamedans are outpacing the resources available to meet the basic necessities of Bay Area living. The CDBG Non-Housing Public Services funding provides an important safety net that supports Alameda's most vulnerable populations, but it is modest. Prioritizing the needs identified by Alameda stakeholders is therefore an imperative, and leveraging other sources must be explored.

SSHRB, therefore, recommends that the priority need areas of affordable housing, fair housing, and transportation, which are of high importance and high cost, merit their own attention for planning and funding. Specifically, SSHRB recommends that fair housing services be funded under CDBG Administration. Transportation, shuttle service, and pedestrian safety are best addressed in the Active Transportation Planning that is currently underway. SSHRB understands that the Housing Authority of the City of Alameda is actively addressing the affordable housing issue by providing affordable housing, administering the Housing Choice Voucher Program, recruiting landlords to offer affordable housing units and offering incentives as allowed by HUD. Nevertheless, affordable housing is a regional and statewide issue, and the City of Alameda must continue to find ways to support the housing needs of its residents with low and moderate means.

Right now, transportation is a hot topic – growing city, seven car-pedestrian accidents (a few with kids on their way to school).

The City of Alameda also participated in the stakeholder and community meetings for the Analysis of Impediments coordinated through the County. Staff attended two Town Hall meetings offered by the Housing Authority. Lastly, the Housing Authority conducted a series of community engagement meetings for the North Housing master development plan on the following topics:

- Overview of Process & Site Plan
- Overview of Buildings and Affordability
- Discussion of Final Development Plan
- Introduction of Resident Services Amenities

The City of Alameda did not receive any comments during the five day public comment period from June 15, 2020 to June 19, 2020.

Appendix B

Public Notices

Alameda Journal
1516 Oak Street
Alameda, CA 94501
510-262-2740

2000604

ALAMEDA HOUSING AUTHORITY
ATTN: ACCOUNTS PAYABLE
701 ATLANTIC AVE
ALAMEDA, CA 94501

PROOF OF PUBLICATION

FILE NO. Jan. 7 Hearing

In the matter of

Alameda Journal

I am a citizen of the United States. I am over the age of eighteen years and I am not a party to or interested in the above entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Alameda Journal, a newspaper published in the English language in the City of Alameda, County of Alameda, State of California.

I declare that the Alameda Journal is a newspaper of general circulation as defined by the laws of the State of California, as determined by the order of the Superior Court of the County of Alameda, dated August 25, 1992, in the action entitled "In the Matter of the Petition of the Alameda Journal to Have the Standing of the Alameda Journal as a Newspaper of General Circulation Ascertained and Established," Case Number 702515-6. Said order provides that: "Petitioner's prayer for an order ascertaining and establishing The Alameda Journal as a newspaper of general circulation ...within the City of Alameda, County of Alameda, State of California, is granted." Said order has not been revoked.

I declare that the notice, a printed copy of which is annexed hereto, has been published in each regular and entire issue of the Alameda Journal and not in any supplement thereof on the following dates, to-wit:

12/06/2019

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.
On this 6th day of December, 2019.

Signature

Legal No. **0006433303**

CITY OF ALAMEDA PUBLIC HEARING REGARDING HOUSING AND COMMUNITY DEVELOPMENT NEEDS

The Alameda City Council will hold a Public Hearing on January 7, 2020. The public is invited and encouraged to provide comments on the City's housing and community development needs for Fiscal Years (FY) 2020-2025 Community Development Block Grant (CDBG) Five-Year Strategic Plan, and the FY 2020-2021 Annual Action Plan. Based on past funding, the City expects to receive approximately $1,000,000 in CDBG Entitlement funds and $320,000 in Program Income for FY 2020-2021. At least 70% of CDBG funds must benefit low- and moderate-income residents or neighborhoods; a limited amount of funds may be allocated to eliminate blight in selected areas.

The development of a new Five-Year Strategic Plan is required by the Department of Housing and Urban Development (HUD) and will be submitted through the Alameda County HOME Consortium. The Five-Year Strategic Plan will identify the priority housing and community development needs of the community, and will be used to guide the development of future Annual Action Plans during the five year period covering FY 2020-2025. In the past, the Five-Year Strategic Plan and annual Action Plan have prioritized: preserving and increasing affordable housing and supportive housing; reducing housing discrimination; preventing homelessness and addressing non-housing community development needs, such as neighborhood improvements, public services, accessibility improvements, and economic development. The Five-Year Consolidated Plan covering FY 2015-2020 is available for reference on the Housing Authority website at: http://www.alamedahsg.org/housing_development.html.

The City's Social Service Human Relations Board (SSHRB) held a public meeting on November 21, 2019 to discuss and identify community needs.

PUBLIC COMMENT IS ENCOURAGED AND INVITED

The public is encouraged and invited to comment on housing and community development needs. Please send comments to:

Attn: Lisa Fitts
Housing Authority of the City of Alameda
701 Atlantic Ave.
Alameda, CA 94501
lfitts@alamedahsg.org

Written comments may be submitted to the above address until 4:00 p.m. on January 6, 2020. The City Council will hear comments and consider adoption of the Public Needs Statement at its regular meeting at 7:00 p.m. on January 7, 2020, at City Hall, 2263 Santa Clara Avenue. Please direct any questions to Lisa Fitts at (510) 747-4346 or 711 (TYY/TRS).

PROVISIONS FOR PERSONS WITH DISABILITIES

If any person with an interest in participating in a Community Development Block Grant (CDBG) / HOME program is a person with a disability as defined by Section 504 of the Rehabilitation Act of 1974 and requires an accommodation to participate or take interest, a request for accommodation may be made to Lisa Fitts at (510) 747-4346, 711 (TYY/TRS), or email lfitts@alamedahsg.org. Such request shall include a description of the accommodation sought, along with a

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alternative of the amendment that preserves the accommodation. Any request for accommodation shall be reviewed and a response provided within five business days of receipt of such request. Notice of any accommodation granted will be promptly provided to the requester. The CDBG/HOME Section 504 coordinator is Tonya Schuler-Cummins. A copy of the 504 grievance procedure can be found online at www.alamedaca.gov.

PROVISIONS FOR NON-ENGLISH SPEAKING RESIDENTS

The City of Alameda has a network of employees speaking more than 45 languages who can act as interpreters for residents seeking information regarding CDBG/HOME programs. If notified five business days in advance, the City will arrange to have an interpreter available. Please contact Lisa Foss at (510) 747-6349 (Voice), 711 (TYY/TRS), or email lfoss@alamedaca.gov.

NON-DISCRIMINATION POLICY

The City of Alameda does not discriminate against any persons on the grounds of race, color, religion, national origin, ancestry, sex, gender, gender identity, gender expression, sexual orientation, marital status, familial status, source of income, genetic information, medical condition, physical disability or mental disability, or any other category protected by law.

AI 6453503 December 6, 2010

PAMPUBLIKONG PAGDINIG NG LUNGSOD NG ALAMEDA TUNGKOL SA MGA PANGANGAILANGAN NG PABAHAY AT PAGPAPAUNLAD NG KOMUNIDAD

Magsasagawa ng Pampublikong Pagdinig ang Konseho ng Lungsod ng Alameda sa Enero 7, 2020 Ang publiko ay inimbitahan at hinihikayat na magbigay ng mga komento tungkol sa mga pangangailangan ng pabahay at pagpapaunlad ng komunidad ng Lungsod para sa Limang-Taong Istratehikong Plano ng Bloking Gawad sa Pagpapaunlad ng Komunidad (Community Development Block Grant, CDBG) sa mga Taon ng Pananalapi 2020-2025, at sa Taunang Plano sa Aksyon sa Taon ng Pananalapi 2020-2021. Bilang sa nakaraang pagpopondo, ang Lungsod ay umaasa ng pagtanggap ng humigit-kumulang na $1,000,000 sa mga pondo ng CDBG Entitlement at $120,000 sa Kita ng Programa para sa Taon ng Pananalapi 2020-2021. Hindi bababa sa 70% ng mga pondo ng CDBG ang dapat paknabangan ng mga residente o kapitbahayan na mababa o katamtaman ang kita; ang isang limitadong halaga ng mga pondo ay maaaring mapamahagi upang matwasan ang kahirapan sa mga piling lugar.

Ang pagbuo ng isang bagong Limang-Taong Istratehikong Plano ay inisatas ng Department of Housing and Urban Development (HUD) at isusumite sa pamamagitan ng Alameda County HOME Consortium. Ang Limang-Taong Istratehikong Plano ay tutukoy sa mga dapat unahing pangangailangan ng komunidad sa pabahay at pagpapaunlad ng komunidad, at gagamitin upang gabayan ang pagbuo ng Taunang Plano sa Aksyon sa hinaharap sa limang taong panahong sumasaklaw sa Taon ng Pananalapi 2020-2025. Sa nakaraan, ang Limang-Taong Istratehikong Plano at Taunang Plano sa Aksyon ay nagbigay ng prayoridad sa: pananatili at pagdaragdag ng abot-kayang pabahay at sumusuportang pabahay; pagbawas ng diskriminasyon sa pabahay; pagtigil sa kawalan ng bahay at pagtugon sa mga pangangailangan ng pagpapaunlad ng komunidad na hindi kaugnay ng pabahay, tulad ng mga pagpapahusay ng kapitbahayan, mga pampublikong serbisyo, mga pagpapahusay ng pagganap, at pagpapaunlad na pangkabuhayan. Ang Limang-Taong Priyoridad na isinasaklaw sa Taon ng Panalapi 2015-2020 ay makikita bilang sanggunian sa website ng Housing Authority sa: http://www.alamedahsg.org/housing_development.html.

Ang Social Service Human Relations Board (SSHRB) ng Lungsod ay nagsagawa ng isang pampublikong pulong noong Nobyembre 21, 2019 upang talakayin at tukuyin ang mga pangangailangan ng komunidad.

HINIHIKAYAT AT INIIMBITA ANG PAGBIBIGAY NG KOMENTO NG PUBLIKO

Ang publiko ay hinihikayat at inimbitahang magkomento tungkol sa mga pangangailangan ng pabahay at pagpapaunlad ng komunidad. Mangyaring ipadala ang mga komento sa:

Attn: Lisa Fitts
Housing Authority of the City of Alameda
701 Atlantic Ave.
Alameda, CA 94501
lfitts@alamedahsg.org

Ang mga nakasulat na komento ay maaaring isumite sa address na nasa itaas hanggang 4:00 p.m. sa Enero 6, 2020. Papelinggan ng Konseho ng Lungsod ang mga komento at isasaalang-alang nito ang pagsapatbay ng Pahayag Tungkol sa mga Pangangailangan ng Publiko sa regular na pulong nito sa 7:00 p.m. sa Enero 7, 2020, sa Tanggapan ng Lungsod: 2263 Santa Clara Avenue. Mangyaring ihatid ang mga tanong kay Lisa Fitts sa (510) 747-4348 o 711 (TYY/TRS).

MGA TADHANA PARA SA MGA TAONG MAY KAPANSANAN

Kung ang sinuman ay may interes sa pagtahak sa programang Bloking Gawad sa Pagpapaunlad ng Komunidad (CDBG) / HOME ay isang taong may kapansanan gaya ng nilinaw ng Seksiyon 504 ng Batas ng 1974 sa Rehabilitasyon na nag-aatas ng isang kaluwagan upang lumahok o magkaintindihan, ang isang kahilingan para sa kaluwagan ay inaasahang gawin kay Lisa Fitts sa (510) 747-4349 (Boses), 711 (TYY/TRS) o magpadala ng email sa rm@alamedahsg.org. Ang naturang kahilingan ay dapat kabilang ang isang paglalarawan ng kaluwagang hinahangad, kasama ang isang pahayag ng kapansanan na nangangailangan ng kaluwagan. Anumang kahilingan para sa kaluwagan ay dapat gawin at ang isang sagot ay ipagkaloob sa loob ng limang araw ng trabaho pagkatapos matanggap ang naturang kahilingan. Ang paunawa ng anumang kaluwagan na ipinawad sy aged ipagkakaloob sa humiling. Ang tagapag-ugnay ng Seksiyon 504 ng CDBG/HOME ay si Tonya Schuler-Cummins. Ang isang kopya ng pamantayan ng karangan ng 504 ay matatagpuan online sa www.alamedahsg.org.

MGA TADHANA PARA SA MGA RESIDENTENG HINDI NAGSASALITA NG INGLES

Ang Lungsod ng Alameda ay may ugnayan ng mga empleyadong nagsasalita ng 45 wika na maaaring gumanap bilang mga tagapalin para sa mga residente na naghahangad ng impormasyon na nauukol sa mga programa ng CDBG/HOME. Kung ninyan ng paunawa nang maaga ng limang araw ng trabaho, mangkapag-ayos ang Lungsod upang makakuha ng isang tagapalin. Mangyaring kontakin ang Lungsod sa (510) 747-4349 (Tinig), 711 (TYY/TRS), o email lfitts@alamedahsg.org.

PATAKARANG WALANG-DISKRIMINASYON

Ang Lungsod ng Alameda ay hindi nagdidiskrimina laban sa sinuman ng tao dahil sa lahi, kulay, relihiyon, bansang pinagmulan, angkan, seksо kasarian, kinikilalang kasarian, pagpapahayag ng kasarian, oryentasyong seksuwal, katayuang marital, katayuang pampamilya, pinagkukunan ng kita, nanenkong impormasyon, kondisyong medikal, kapansanang pisikal o kapansanan ng isipan, o anumang ibang kategoryang proteksiyon na batas.

TRƯNG CẦU DÂN Ý THÀNH PHỐ ALAMEDA VỀ NHU CẦU PHÁT TRIỂN GIA CƯ VÀ CỘNG ĐỒNG

Hội Đồng Thành Phố Alameda sẽ tổ chức buổi Trưng Cầu Dân Ý vào ngày 7 tháng Giêng năm 2020. Công chúng được kêu gọi và khuyến khích đưa ra nhận xét về nhu cầu phát triển gia cư và cộng đồng của Thành Phố cho Kế Hoạch Chiến Lược Năm Năm của Quỹ Viện Trợ Phát Triển Cộng Đồng (CDBG) cho Năm Tài Chánh 2020-2025 và Kế Hoạch Hành Động Thường Niên cho Năm Tài Chánh 2020-2021. Dựa trên nguồn quỹ trong quá khứ, Thành Phố dự kiến nhận được khoảng $1,000,000 USD thuộc quỹ CDBG và $120,000 USD thuộc Thu Nhập Chương Trình cho Năm Tài Chính 2020-2021. Ít nhất 70% quỹ CDBG phải đem lại lợi ích cho cư dân hoặc khu phố có mức thu nhập từ thấp tới trung bình; một số tiền quỹ hạn chế có thể được phân bổ để xóa bỏ tình trạng hư hại ở một số khu vực đã chọn.

Bộ Nhà Ở và Phát Triển Đô Thị Hoa Kỳ (HUD) yêu cầu xây dựng một Kế Hoạch Chiến Lược Năm Năm mới và Kế Hoạch này sẽ được đệ trình thông qua Liên doanh HOME của Quận Alameda. Kế Hoạch Chiến Lược Năm Năm sẽ xác định các nhu cầu ưu tiên của cộng đồng về phát triển gia cư và cộng đồng và sẽ được sử dụng để định hướng cho việc phát triển các Kế Hoạch Hành Động Thường Niên trong thời gian năm năm của Năm Tài Chánh 2020-2025. Ưu tiên trước đây của Kế Hoạch Chiến Lược Năm Năm và Kế Hoạch Hành Động Thường Niên bao gồm: bảo toàn và gia tăng nhà ở giá rẻ và nhà ở hỗ trợ; giảm tình trạng phân biệt nhà ở; ngăn ngừa nạn vô gia cư và đáp ứng các nhu cầu phát triển cộng đồng không liên quan đến nhà ở, chẳng hạn như cải thiện khu phố, dịch vụ công, tăng cường khả năng tiếp cận và phát triển kinh tế. Quý vị có thể tham khảo Kế Hoạch Hợp Nhất Năm Năm cho giai đoạn Năm Tài Chánh 2015-2020 trên trang web của Cơ Quan Thẩm Quyền Gia Cư tại:

http://www.alamedahsg.org/housing_development.html.

Ban Quan Hệ Nhân Sự Dịch Vụ Xã Hội của Thành Phố (SSHRB) đã tổ chức một cuộc họp cộng đồng vào ngày 21 tháng Mười Một năm 2019 để thảo luận và xác định các nhu cầu của cộng đồng.

KÍNH MỜI VÀ KHUYẾN KHÍCH Ý KIẾN ĐÓNG GÓP CÔNG KHAI

Công chúng được kêu gọi và khuyến khích đưa ra nhận xét về những nhu cầu phát triển gia cư và cộng đồng. Vui lòng gửi nhận xét đến:

Gửi riêng: Lisa Fitts
Cơ Quan Quản Lý Gia Cư Thành Phố Alameda
701 Atlantic Ave., Alameda, CA 94501
lfitts@alamedahsg.org

Quý vị có thể gửi nhận xét dưới dạng văn bản đến địa chỉ trên trước 4:00 chiều ngày 6 tháng Giêng năm 2020. Hội Đồng Thành Phố sẽ lắng nghe các ý kiến đóng góp và xem xét thông qua Báo Cáo Nhu Cầu Công Chúng tại buổi họp thường kỳ diễn ra tại Tòa Thị Chính, 2263 Santa Clara Avenue vào lúc 7:00 tối ngày 7 tháng Giêng năm 2020. Vui lòng gửi trực tiếp mọi câu hỏi tới Lisa Fitts theo số (510) 747-4349 hoặc 711 (TYY/TRS).

QUY ĐỊNH DÀNH CHO NGƯỜI KHUYẾT TẬT

Nếu bất kỳ người nào quan tâm tham gia chương trình Hỗ Trợ Nhà Ở Phát Triển Cộng Đồng (CDBG) / HOME và là người khuyết tật được quy định theo Mục 504 của Đạo Luật Phục Hồi Chức Năng năm 1974 cần chỗ ở để tham gia hoặc thể hiện sự quan tâm, người đó phải gửi yêu cầu về chỗ ở cho Lisa Fitts, số liên lạc (510) 747-4349, 711 (TYY/TRS), hoặc gửi email đến địa chỉ ra@alamedahsg.org. Yêu cầu đó sẽ bao gồm mô tả về nơi ở mong muốn, cùng với tuyên bố về tình trạng khuyết tật đòi hỏi phải có nơi ở. Mọi yêu cầu về nơi ở sẽ đều được xem xét và quý vị sẽ nhận được câu trả lời trong năm ngày làm việc kể từ ngày nhận được yêu cầu đó. Thông báo về nơi ở được hỗ trợ sẽ được cung cấp nhanh chóng cho người yêu cầu. Điều phối viên của CDBG/HOME theo Mục 504 là Tonya Schuler-Cummins. Quý vị có thể xem trực tuyến bản quy trình thay thế 504 tại địa chỉ www.alamedahsg.org.

QUY ĐỊNH DÀNH CHO NGƯỜI DÂN KHÔNG NÓI TIẾNG ANH

Thành Phố Alameda có mạng lưới nhân viên nói được 45 ngôn ngữ có thể làm việc với vai trò là phiên dịch viên cho những người dân cần tìm kiếm thông tin liên quan đến chương trình CDBG/HOME. Nếu quý vị thông báo trước năm ngày làm việc, Thành Phố sẽ sắp xếp cung cấp phiên dịch viên. Vui lòng liên hệ với Thành Phố theo số (510) 747-4349 (Thoại), 711 (TYY/TRS), hoặc gửi email đến địa chỉ lfitts@alamedahsg.org.

CHÍNH SÁCH KHÔNG PHÂN BIỆT ĐỐI XỬ

Thành Phố Alameda không phân biệt đối xử đối với bất kỳ người nào trên cơ sở chủng tộc, màu da, tôn giáo, nguồn gốc quốc gia, tổ tiên, tình dục, giới tính, nhận dạng giới tính, biểu hiện giới tính, khuynh hướng tình dục, tình trạng hôn nhân, tình trạng gia đình, nguồn thu nhập, thông tin di truyền, bệnh trạng, khuyết tật thể chất hoặc khuyết tật tâm thần, hoặc bất kỳ danh mục nào khác được pháp luật bảo vệ.

身穿黑色連帽衫和 帕，入冬後天黑比較早，所以她們計劃 幫助消費者，促使非法大麻市
未來下週都結伴而行。 本報訊 場萎縮。 美聯社

ALAMEDA 市有關住房和社區發展需求之

公共聽證會

Alameda 市議會將於 2020 年 1 月 7 日舉行公共聽證會，市政府邀請公眾參加聽證會，以審議並審議 2020-2025 財政年社區發展整體撥款 (CDBG) 五年戰略計畫及 2020-2021 財政年年度實施計畫的市件資助社區發展需求發表意見。基於過去的資訊，預計屆時於 2020-2021 財政年收到約 $1,000,000 的 CDBG 津貼費用以及 $120,000 的計畫收入，至少 70% 的 CDBG 資金必須令中低收入的居民或社區獲益；可撥出有限數額的資金用於消除貧困地區或貧民窟。

住房和城市發展部 (HUD) 要求制定新的五年戰略計畫，此計畫將取代 Alameda 縣 HOME 財團協會。此五年戰略計畫將確定社區利害關係住房和社區發展需求，並將用於指導在 2020-2025 財政年的五年期內制定未來年度實施計畫。過去，在制定五年戰略計畫和年度實施計畫時，都要求考慮了以下事項：保護和增加經濟適用房與支援性住房；減少住房歧視；防止計劃無家可歸現象並解決非住房社區的發展需求，如社區設施、公共服務、地標環境改善及經濟發展。房管局網站上載有 2015-2020 財政年的五年合併計畫，可作為參考，網址：

http://www.alamedahsg.org/housing_development.html。

本市的社會服務人員關係委員會 (SSHRB) 於 2019 年 11 月 21 日舉行了公眾會議，以討論並確定社區需求。

我們鼓勵並邀請公眾發表意見

我們鼓勵並邀請公眾就住房和社區發展需求發表意見，需提交的意見將送至以下地址：

收件人：Lisa Fitts
Housing Authority of the City of Alameda
701 Atlantic Ave.
Alameda, CA 94501
lfitts@alamedahsg.org

書面意見可於 2020 年 1 月 6 日下午 4:00 前提交至上述地址。市會議將於 2020 年 1 月 7 日晚上 7:00 在市政廳 (2263 Santa Clara Avenue) 舉行的常規會議上接受公眾意見並考慮採納公共聽求證明。如有任何問題，請聯絡 Lisa Fitts，電話：(510) 747-4349 或 711 (TYY/TRS)。

殘障人士服務

有意參加「社區發展基金」(CDBG) / HOME 計畫之殘障人士（見《1974 年後續法》第 504
條法案），且需要特殊照顧以便其參與或開於計畫者，可向 Lisa Fitts 先生作特別照顧申請，電話：(510) 747-4349、711 (TYY/TRS)，或電子郵箱：lfitts@alamedahsg.org。申請時請說明所需特殊照顧以及造成此特殊照顧需求的殘疾情況。我們將審核特殊照顧申請，並於接獲申請後五個工作日內回復。一旦批准特殊照顧將立即通知申請人。CDBG/HOME 計畫 504 協調員是 Tanya Schuler-Cummins。504 申請表副本可從以下網站獲取：
www.alamedahsg.org。

不諳英語之居民

Alameda 市的員工可提供 45 種語言的口譯服務，幫助居民洽詢 CDBG / HOME 計畫的資訊，請提前五個工作日告知，以安排市政府口譯服務。請聯絡市政府，
電話：(510) 747-4349（語音）、711 (TYY/TRS)，或發送電子郵件至
lfitts@alamedahsg.org。

反歧視政策

Alameda 市不因種族、膚色、宗教、原國籍、血統、生理性別、社會性別、性別認同、性別表達、性特征、婚姻狀態、家庭狀態、收入來源、基因資訊、醫療狀況、身心殘疾或其他法律所保護之類別而歧視他人。

Visión Hispana

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To place an ad call **510-863-4982** and ask for Darren

Restaurante en Walnut Creek está contratando ayudante de cocina o ítalo (cocina). Mi-Mi Hogueria no-perenca. dos veces de trabajo hotove todas las comidas. $15/hora para empezar. 1841 Ignacio Valley Road, Walnut Creek, CA. Llamar al (510) 872-2010.

Compañía ofrece empleo de ayudante de estacionamiento en Hayward. Pago $13.00 por hora. Trabajo de Lunes a Viernes por 4 horas al día en las mañanas. Interesados favor de llamar al 510-888-1612. Si no contestan, por favor deja mensaje con su información.

Oficina de seguros en Oakland está contratando personal con ganas de trabajar. No se necesita experiencia. Requisitos: Computadora de Office, velocidad de escritura 40 palabras por minuto, buena actitud de servicio al cliente, bilingüe. Llamar al 510-891-4348.

AUDIENCIA PÚBLICA DE LA CIUDAD DE ALAMEDA RESPECTO A LAS NECESIDADES DE VIVIENDA Y DESARROLLO COMUNITARIO

El Concejo Municipal de la Ciudad de Alameda sostendrá una audiencia pública el 7 de enero de 2020. Se invita y anima al público a proporcionar comentarios sobre las necesidades de desarrollo de vivienda y comunidad para los Años Fiscales 2020-2025 Programa de Subsidios para el Desarrollo Comunitario (CDBG) Plan Estratégico de 5 Años, y el Año Fiscal 2020-2021 Plan de Acción Anual. Basado en el financiamiento pasado, la Ciudad espera recibir aproximadamente $1,000,000 en CDBG de Derecho al Subsidio y $120,000 en Ingresos de Programa para el Año 2020-21. Al menos 70% de los fondos CDBG deberán beneficiar a residentes o vecindarios de ingresos bajos o moderados; un monto limitado de los fondos deberá ser asignados para eliminar el deterioro en áreas seleccionadas.

El desarrollo de un nuevo Plan Estratégico de Cinco Años es requerido por el Departamento de Vivienda y Desarrollo Urbano (HUD), y será enviado a través del Consorcio HOME de Alameda County. El Plan Estratégico de Cinco Años identificará la prioridad de vivienda y necesidades de desarrollo comunitario de la comunidad, y será usado para guiar el desarrollo de futuros Planes Anuales de Acción durante el periodo de cinco años cubriendo los años fiscales 2020-2025. Las necesidades identificadas por Planes Consolidados pasados incluyen preservar y aumentar vivienda asequible y de apoyo; reducir la discriminación de la vivienda; prevención de indigencia y atención a las necesidades de desarrollo comunitario como mejoramiento de los vecindarios, servicios públicos, mejoras en la accesibilidad y desarrollo económico. El Plan Consolidado de Cinco Años cubriendo el periodo fiscal 2015-2020 está disponible en el sitio web del Departamento de Vivienda en http://www.alamedahsg.org/housing_development.html.

El Comité de Relaciones Humanas y Servicio Social (SSHRB) celebró una reunión pública el 21 de noviembre, 2019 a fin de hablar y recomendar necesidades comunitarias.

COMENTARIOS PUBLICOS SON ANIMADOS E INVITADOS

Se anima e invita al público a participar en el proceso CDBG y hacer comentarios de las necesidades de vivienda y desarrollo comunitario.

Attn: Lisa Fitts
Housing Authority of the City of Alameda
701 Atlantic Ave.
Alameda, CA 94501
lfitts@alamedahsg.org

Comentarios por escrito pueden ser enviados a la dirección mencionada arriba hasta el 6 de enero, 2020 hasta las 4:00 p.m. El Concilio de la Ciudad escuchará comentarios y considerará la adopción de las Declaraciones de las Necesidades Públicas en su reunión regular a las 7:00 p.m. el 7 de enero, 2020, en el City Hall, 2263 Santa Clara Avenue. Favor de dirigir cualquier pregunta a Lisa Fitts al (510) 747-4349 o 711 (TYY/TRS).

PREVISIONES PARA PERSONAS DISCAPACITADAS

Si alguna persona interesada en participar en el Programa de Desarrollo Comunitario (CDBG) / HOME es una persona con discapacidad tal como lo define la Sección 504 de la Ley de Rehabilitación de 1974 que solicita asistencia para participar o tomar interés, dicha persona debe enviar una solicitud de asistencia a Lisa Fitts al (510) 747-4349, 711 (TYY/TRS) o por correo electrónico a lfitts@alamedahsg.org. Dicha solicitud deberá incluir una descripción de la asistencia solicitada, junto con una declaración del tipo de discapacidad que requiere asistencia. Cualquier solicitud deberá ser revisada y se proporcionará una respuesta dentro de los cinco días hábiles de la fecha de recepción de tal solicitud. Se enviará una notificación de cualquier asistencia otorgada al solicitante. El coordinador de Sección 504 de CDBG/HOME es Tonya Schuler-Cummins. Podrá consultarse en Internet una copia del proceso de quejas de la Sección 504 de la ciudad en www.alamedahsg.org.

DISPOSICIONES PARA RESIDENTES QUE NO HABLEN INGLÉS

La Ciudad de Alameda tiene una red de empleados que hablan aproximadamente 45 idiomas, quienes pueden actuar como intérpretes para los residentes que buscan información sobre los programas CDBG/HOME. Cuando sea notificada con cinco días de hábiles de anticipación, la ciudad hará los arreglos para que haya un intérprete disponible. Por favor contacte a la ciudad al (510) 747-4349 (voz), 711 (TYY/TRS) o por correo electrónico lfitts@alamedahsg.org.

POLÍTICA ANTI-DISCRIMINACIÓN

La ciudad de Alameda no discrimina contra ninguna persona por raza, color, nacionalidad, religión, genealogía, sexo, género, identidad de género, expresión de género, orientación sexual, estatus conyugal, estatus familiar, fuente de ingreso, información genética, condición médica, discapacidad física o discapacidad mental, o cualquier otra categoría protegida por la ley.

Este aviso público está disponible en español en nuestro sitio de internet, www.alamedahsg.org, y publicado en el periódico de Vision Hispana.

EQUAL HOUSING OPPORTUNITY

Public Notice

Sitio de la 2612 y 1618 de Clement Road

Presentes del Plan de Limpieza Ambiental Disponible para la Revisión

Periodo de Comentarios Públicos: Desde el 6 de diciembre hasta el 13 de enero del 2020



Alameda Journal
1101 Marina Village Parkway
Suite 253
Alameda, CA 94501
510-262-2740

2000604

ALAMEDA HOUSING AUTHORITY
ATTN: ACCOUNTS PAYABLE
701 ATLANTIC AVE
ALAMEDA, CA 94501

PROOF OF PUBLICATION

FILE NO. FY20-25 CDBG/FY20-21 Action Plan

In the matter of

Alameda Journal

I am a citizen of the United States. I am over the age of eighteen years and I am not a party to or interested in the above entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Alameda Journal, a newspaper published in the English language in the City of Alameda, County of Alameda, State of California.

I declare that the Alameda Journal, is a newspaper of general circulation as defined by the laws of the State of California, as determined by the order of the Superior Court of the County of Alameda, dated August 25, 1992, in the action entitled "In the Matter of the Petition of the Alameda Journal to Have the Standing of the Alameda Journal as a Newspaper of General Circulation Ascertained and Established," Case Number 702515-6. Said order provides that: "Petitioner's prayer for an order ascertaining and establishing The Alameda Journal as a newspaper of general circulation...within the City of Alameda, County of Alameda, State of California, is granted." Said order has not been revoked.

I declare that the notice, a printed copy of which is annexed hereto, has been published in each regular and entire issue of the Alameda Journal and not in any supplement thereof on the following dates, to-wit:

06/05/2020

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.
On this 5th day of June, 2020.

Signature

Legal No. **0006486873**

CITY OF ALAMEDA PUBLIC HEARING REGARDING FY 2020-25 CDBG/HOME FIVE-YEAR STRATEGIC PLAN AND FY 2020-21 ACTION PLAN

The City of Alameda (City) is an entitlement city in the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. On June 16, 2020, the City Council will review the proposed Five Year Strategic Plan and FY 2020-21 Action Plan (Consolidated Plan). The Consolidated Plan sets forth the City's plan for addressing its housing and community development needs, including the use of CDBG and HOME funds. Specific objectives for the upcoming year will be addressed in the proposed FY 2020-21 Action Plan that will cover the period of July 1, 2020 through June 30, 2021. The proposed FY 2020-21 Action Plan will include approximately $1,121,707 in CDBG entitlement funds (this amount is estimated at 5% less than FY 2019-20) and approximately $352,000 in HOME funds.

AVAILABLE FOR PUBLIC REVIEW

Beginning, June 5, 2020, the Consolidated Plan, including funding details, will be available for public review on the Housing Authority of the City of Alameda's website at www.alamedahsg.org

OPPORTUNITY TO BE HEARD

The public is invited to participate in the CDBG/HOME Action Plan process and to comment on the housing and community development needs, priorities, in writing, at the following scheduled Public Hearing:

6/16/2020 City Council Meeting, 7:00 p.m., Public hearing regarding the proposed FY 2020-25 Five-Year Strategic Plan and the FY 2020-21 Action Plan for CDBG and HOME funds. To view the public meeting, visit the City of Alameda website at: https://www.alamedaca.gov/Government/Agendas-Minutes-Announcements

Comments regarding the proposed Consolidated Plan may be provided to Lisa Fitts at (510) 747-4346, 711 (TYY/TRS) or lfitts@alamedahsg.org (email). Please submit comments by 4:00 p.m. on June 15, 2020. The City Council will hear comments and consider approval of the Consolidated Plan at its regular meeting at 7:00 p.m. on June 16, 2020. The public is encouraged to participate.

PROVISIONS FOR PERSONS WITH DISABILITIES

If any person who is interested in participating in a Community Development Block Grant (CDBG) / HOME program is a person with a disability as defined by Section 504 of the Rehabilitation Act of 1974 who requires an accommodation to participate or take interest, requests for accommodation may be made to Lisa Fitts at (510) 747-4346 (Voice), 711 (TYY/TRS) or email lfitts@alamedahsg.org. Such request shall include a description of the accommodation sought along with a statement of the impairment that necessitates the accommodation. Any request for accommodation shall be reviewed and a response provided within five business days of receipt of such request. Notice of any accommodation granted will be promptly posted in the required order. The CDBG/HOME Section 504 coordinator is Tonya Schmidt-Jarmon. A copy of the 504 grievance procedure can be found online at www.alamedahsg.org

PROVISIONS FOR NON-ENGLISH SPEAKING RESIDENTS

The City of Alameda has a network of employees speaking some of the languages who can act as interpreters for residents seeking information regarding CDBG/HOME programs. If notified five business days in advance, the City will arrange to have an interpreter available. Please contact Lisa Fitts at (510) 747-4346 (Voice), 711 (TYY/TRS) or email lfitts@alamedahsg.org

NON-DISCRIMINATION POLICY

The City of Alameda does not discriminate against any persons on the grounds of race, color, religion, national origin, ancestry, sex, gender, gender identity, gender expression, sexual orientation, city, marital status, family status, source of income, genetic information, medical condition, physical disability, mental disability, or any other category protected by law.

AJ 6486873 June 5, 2020



2 JUNE 9-11, 2020 • HERALD ASIAN JOURNAL

PAMPUBLIKONG PAGDINIG NG LUNGSOD NG ALAMEDA TUNGKOL SA LIMANG-TAONG ISTRATEHIKONG PLANO NG CDBG/HOME PARA SA TAON NG PANANALAPI 2020-25 AT PLANO PARA SA AKSYON SA TAON NG PANANALAPI 2020-21

Ang Lungsod ng Alameda (Lungsod) ay isang Lungsod ng Kanlurang na Programang Bloking Gawad sa Pagpapaunlad ng Komunidad (Community Development Block Grant, CDBG) ng Kagawaran ng Pabahay at Pagpapaunlad ng Kalunsaran (Housing and Urban Development, HUD) ng U.S. Sa Hunyo 18, 2020, susumite ng Kanselle ng Lungsod ang mirmahangkatang Limang Taon Istratehikong Plano at Plano para sa Aksyon sa Taon ng Pinansiyal 2020-21. Ang Limang Taong Istratehikong Plano ay nagtatatag ng plano ng Lungsod para sa paglapat sa Mga Pangangailangan ng Pabahay at Pagpapaunlad ng Komunidad, katulang ang paggamit ng mga pondo ng CDBG at HOME. Ang mga inpormasyong ipinimit para sa panating na taon ay tatatalakyin na Instrumentalidating Plano para sa Aksyon sa Taon ng Pananalapi 2020-21 sa batalaw sa panahon sa Hulya 1, 2020 hanggang Hunyo 30, 2021. Ang mirmahangkating Rumong Aksyon sa Taon ng Pananalapi 2020-21 ay nagtatan ng tantagi-kumulang sa $1,161,287 inilyot sa Mga Pondo ng Kanyudan ng CDBG at tinatantyang $120,000 na Kita ng Programa ng CDBG at tantgi-kumalang $287,809 ng mga pondo ng HOME.

MAKUKUHA PARA SA PAGSUSURI NG PUBLIKO

Simula sa Hunyo 9, 2020, ang Limang Taong Istratehikong Plano at Plano para sa Aksyon ang Taon ng Pananalapi 2020-21, kabilang ang mga dokumento ng pagsasanito, ay makukuha para sa pampublikong pagsusuri sa Awtoridad ng Pabahay ng website ng Lungsod ng Alameda sa www.alamedahsg.org.

PAGKAKATON NA IMPRENG

Ang publiko ay hinihimok at inaanyayahan na lumahok sa proseso ng pagpopondo ng Akayon para sa Plano ng CDBG/HOME at upang magkomento tungkol sa mga plano sa pabahay at pagpapaunlad ng komunidad, nang palugitan o nakaraan, sa sumusunod na nakatakdang Pampublikong Pagdinig:

6/16/2020 Pulong ng Kanselle ng Lungsod, 7:00 p.m. Pampublikong Pagdinig tungkol sa iminungkahing Limang Taong Istratehikong Plano (Taon ng Pananalapi 2020-25) at sa Plano para sa Aksyon sa Taon ng Pananalapi 2020-21 para sa mga Pederal na pondo ng CDBG at HOME. Upang tingnan ang pampublikong pagdinig, bisitahin ang website ng Lungsod ng Alameda sa: https://www.alamedaca.gov/GOVERNMENT/Agendas-Minutes-Announcements

Ang mga kopeneta ay inaasang ibanate kay Lisa Pitts sa (510) 747-6349, 711 (TYY/TRS) o lpitts@alamedahsg.org (email). Mangyaring dapay ang kopeneta bago tumanyas ang 4:00 p.m. sa Hunyo 15, 2020. Ang publiko ay hinihimok na dumalo at lumahok.

MGA TADHANA PARA SA MGA TAONG MAY KAPANSANAN

Kung ang sinumang taong may interes sa pagtatok sa programang Bloking Gawad sa Pagpapaunlad ng Komunidad (CDBG) / HOME ay taong taong may kasanayan gaya ng nilinaw ng Seksiyon 504 ng Batas ng 1974 sa Rehabilitasyon na nagsasabi ng taong kulangan upang lumahok o magkokomento, ang taong kahilingan para sa kalunsugan ay maaaring panan kay Lisa Pitts sa (510) 747-6349 (Boses), 711 (TYY/TRS) o magpadala ng email sa lpitts@alamedahsg.org. Ang natunang kahilingan ay dapat kabilang ang isang paglalarawan ng kalunsugang hinihangad, kasama ang isang pahayag ng kapansanan na nangangailangan ng kalunsugan. Kumunsi kahilingan para sa kalunsugan ay dapat sarin at ang isang kopit ay ipaglalaan sa web ng lesang araw ng nabahin pagkatapos matanggap ang kalunsug kahilingan. Ang pasunsal ng pumunsig kalunsugan na ipinawat ay agad pagkatakmik sa kanilng. Ang tagpag-agnay ng Seksiyon 504 ng CDBG/HOME ay si Tonya Bohalen-Cuenares. Ang isang kopya ng pamamaraan ng kunsugan ay libi ay makatagpan online sa www.alamedahsg.org.

MGA TADHANA PARA SA MGA RESIDENTENG HINDI NAGSASALITA NG INGLES

Ang Lungsod ng Alameda ay may ugnayan ng mga empleyadong nagsasalita ng 48 wika sa inaasang kanilas bilang mga tagasalin para sa mga residente sa sagkatuwiganan na impormasyon na nauukol sa mga programa ng CDBG/HOME. Kung bibigyan ng pauunawa nang maaga ng lilang araw ng trabaho, makakapag ayos ang Lungsod upang makakuha ng isang interpreter. Mangyaring makipag-ugnayan sa Lungsod sa (510) 747-6349 (Boses), 711 (TYY/TRS) o magpadala ng email sa lpitts@alamedahsg.org.

PATAHIMIK NA WALANG-DISKRIMINASYON

Ang Lungsod ng Alameda ay hindi nagdidiskrimina laban sa sinumang mga tao dahil sa lahi, kulay, relihiyon, bansang pinagmulan, angkan, sekx, kasarian, kinikilalang kasarian, pagpapahayag ng kasarian, oryentasyong seksuwal, kalayaang marital, katayuang pamamilya, pinagkukunan ng kita, hindi/kilong impormasyon, kondisyong medikal, kapansanan(o pakikt o kapansanan ng lapel, o anumang ibang batayanyang proteksiyon ng batas.

FROM THE FRONT PAGE

Senators welcome suspension of...

PAGE 1 ◄

In this April 5, 2014 photo U.S. Marines with 3rd Battalion, 5th Marine Regiment are newly attached to 4th Marine Regiment, 3rd Marine Division, hike with Philippine Marines on their first combat mission during drills during Exercise Balikatan at the Naval Education Training Command in Zambales. Photo by Lance Cpl. Christian Ayers/U.S. Marine Corps

"I haven't felt diplomatic note in the U.S. ambassador. It has been received by Manila again and verified that. The note is self-explanatory and does not require elaborate remarks from me," he said in a tweet.

"The obligations of the Visiting Forces Agreement has been suspended upon the President's instruction," Lorenzo added.

In the diplomatic note addressed to Lorenzo's boss, it said: "In light of the political and other developments in the region, the termination of the Agreement between the Government of the Republic of the Philippines and the Government of the United States Regarding the Treatment of the United States Visiting Forces Visiting the Philippines... is hereby suspended."

The note also said that the suspension shall start ten six event after and shall continue for six months — enough it can be revoked for another half a year.

"After which, the killing of the initial period in Note Verbale No. 20-1063, dated 11 February 2020, shall resume," it added.

On February 11, the Philippines sent a notice to Washington that terminated the defense agreement.

The United States, for its part, welcomed the Philippines' decision to suspend the termination of the VFA for now.

"To date, the Government of the Philippines notified the U.S. Embassy of its decision to suspend termination of the Visiting Forces Agreement," the embassy said Tuesday.

"The United States welcomes the Philippine government's decision. Our long-standing alliance has benefited both countries, and we look forward to continued close security and defense cooperation with the Philippines," it added.

Meanwhile, political pundits see the announcement by the Philippine government as a sign of weakness, even as China is seen as expanding its military might in the South China Sea in an article published in The New York Times. They also see this as a sovereign gain for the U.S., given that the South China Sea is a vital maritime shipping route.

"In light of China's continued assertion of its historic rights in Vietnamese and Malaysian waters over the last year, Manila may have concluded that its previous rapprochement with Beijing would not protect Philippine interests," said M. Taylor Fravel, a political science professor who is director of the Security Studies Program at the Massachusetts Institute of Technology, in the same article.

Bonnie Glaser, director of the China Power Project at the Center for Strategic and International Studies in Washington, said it remained unclear how the move by the Philippines to at least temporarily revoke the pact, however, the Visiting Forces Agreement, would affect the country's South China Sea policy. But she also saw it as a setback for China.

"Beijing has long sought to weaken U.S. alliances, and has benefited from the decision to prevent years to U.S.-Philippine relations," she said. "So a decision by Manila to suspend plans to terminate the VFA will be seen as contrary to Chinese interests."

The Philippines is one of several territorial claimants in the South China Sea, which includes Vietnam, Malaysia and Taiwan. ■

Gabby Lopez: I am a natural-born...

PAGE 1 ◄

The network chairman also denied that he took the United States pledge of allegiance.

"I grew up in the Philippines, and I went to grade school and high school in the Philippines. I only went to college and my Masters in America. When you go to college in America, it does not ask you to make an oath of allegiance," Lopez said.

He added that he never renounced his Filipino citizenship, as well.

According to his lawyer, Marvin Bautista, Lopez is a dual citizen as he was born a Filipino citizen to his Filipino parents, but was born in the U.S., so he is also an American citizen.

"Without any overt act or choice, Mr. Lopez was automatically a Filipino citizen and an American citizen," he said.

Lopez attributed he has considered renouncing his U.S. citizenship.

"I will first, I will die in the Philippines... Frankly, the issue of being a dual citizen is not something I think about. I know in my heart that I am a Filipino and all my actions in the 25 years I'd been associated with ABS-CBN has been with the interest of the Filipino in my mind," he said.

"If it came down to conflict of interest, I will give up my U.S. citizenship in a minute," he added. ■



為防疫大學出新招 秋季班採混合教學

8/17開學 網路傳統 兩者並行

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聖縣白人成立民防隊 居民憂激化種族對立

ALAMEDA 財務調 FY 2020-21 與 2020-21 行動計劃之
CDBG/HOME 五年期 綜合
公共聽證會

Alameda 市（下稱本市）決議當地發展機構（各簡稱 CDBG 或「社區發展基金」）和 HOME 計劃之參與者。2020 年 6 月 16 日，市議會將對「五年綜合計劃 FY 2020-21 行動計劃」（合稱「綜合計劃」）和「五年綜合計劃 FY 2020-21 行動計劃」（合稱「綜合計劃」）進行審議。

公開審查

2020 年 6 月 3 日起，「五年綜合計劃 FY 2020-21 行動計劃」（合稱「綜合計劃」）草案可在 Alameda 市社區發展部 www.alamedahsg.org 的大廳查閱。

公開聽證

市議會將在每週六定期召開的 CDBG/HOME 行動計劃審議會議中，二讀和審議此綜合計劃。日期或會議地點如有變更，公共社區會另行通知：

2020 年 6 月 16 日　　時間是會議，早上 7:00，審議 CDBG/HOME 資助基金的「五年綜合計劃 FY 2020-25」和「FY 2020-21 行動計劃」。會議地點：Alameda 市政府 https://www.alamedaca.gov/AGENDAS/City-Council-Meeting-Agendas-and-Minutes

審核期間行動計劃草案可供查閱至 30 日內，電話：(510) 747-4346，711 (TYY/TDD) 或電子郵件：thijjala@alamedahsg.org。聽證意見可於 2020 年 6 月 15 日下午 4:00 前，書面提交。謝謝。

殘障人士服務

為滿足本「社區發展基金」（CDBG）/「HOME 計劃」之殘障人士，現有 1504 年國家法案 § 504 條件調，「其他聯邦機構和機構入住者參與合格計劃者」，可向 Lisa Ho 要求特別援助申請，電話：(510) 747-4346，711 (TYY/TDD)，或電子郵件 thijjala@alamedahsg.org。申請特別援助應在會前 5 個工作日提出，並以書面形式說明援助的性質和需要。若於會前提出要求，本市將盡力滿足。上述服務與援助之需求無關於住戶，CDBG 和 HOME 計劃 504 協調員為 Lynn Bonner，Community 和 Economic Development Division 的 Director，電話：(510) 747-6819，電子郵件 lbonner@alamedahsg.org。

語言援助要求

Alameda 市不歧視種族、膚色、宗教、祖國籍、血統、年齡、殘疾、婚姻狀況、伴侶關係、性別認同、性傾向、家庭狀況、收入來源、基因資訊、職場狀況、身心障礙或其他法律保護之類別者提供援助。

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李明德 Mike Li
415-609-3003
mikeli888@gmail.com

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多項貸款 任您選擇
李明德 Linda Li

萬通貸款
多項貸款 任您選擇
Vicki 林小姐
415-609-3003
vickilin@gmail.com

專精房屋貸款 投資屋貸款
Simon 陸
408-892-6588

萬通貸款
李錦成 David Lee
415-215-9869
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CLASIFICADOS

Legal Assistance For Seniors
(Asistencia Legal Para Personas Mayores)
CONDADO DE ALAMEDA COVID-19
MORATORIO DE DESALOJO

Los inquilinos están protegidos de DESALOJOS:

Tienen una defensa ante cualquier desalojo o Aviso de Término recibido o que verse entre el 24 de marzo de 2020 y 30 días después del Fin de la Emergencia de Salud Local, con algunas excepciones.

Si recibes un Aviso de Término o un Retención Ilegal, deberías comunicarte con las agencias abajo.

También estás protegido contra los desalojos por no pagar la renta entre el 24 de marzo de 2020 hasta el 31 de mayo de 2020, si el motivo por no pagar es un motivo relacionado con COVID-19.

Tienes 12 meses después de la fecha de vencimiento de la renta para pagar el total de la renta. Después de eso, el dueño puede perseguir esa cantidad como deuda que tu debes. El dueño nunca puede desalojarlo por renta no pagada durante este período.

Debes mantener documentación de tu pérdida de ingresos relacionadas con COVID-19.
Si el dueño lo solicita, tienes (1) 45 días a partir de la solicitud de documentación del dueño o (2) 30 días a partir del fin de la Emergencia de Salud Local, lo que ocurra más tarde, para enviarlo al dueño.

¡Cualquier acuerdo con el dueño no le impide recibir estas protecciones!

Lee el Moratorio del Condado de Alameda Aquí

https://www.acgov.org/cda/hcd/documents/Item6.4Ordinance.pdf

Muchas ciudades también tienen sus propias ordenanzas. Sin embargo, la ordenanza del Condado de Alameda es la ordenanza de control a menos que la ciudad tenga protecciones más fuertes. Específicamente se excluye de la ordenanza del Condado de Alameda:

Si usted es un **inquilino del Condado de Alameda de 60 años de edad o más** comuníquese, para más información, con:

- **Legal Assistance For Seniors al (510) 832-3040**

Si usted es un **inquilino del Condado de Alameda menor de 60 años**, contacte:

- **Bay Area Legal Aid: (888) 382-3405**
- **Eviction Defense Center: (510) 452-4541**
- **East Bay Community Law Center: (510) 548-4040, ext. 629**
  (Inquilinos en Berkeley, Oakland, Emeryville y Alameda)
- **Centro Legal de la Raza: (510) 437-1554**
  (todas las ciudades además de Berkeley, Emeryville y Albany)
- **Asian Pacific Islander Legal Outreach: (510) 251-2846**

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AUDIENCIA PÚBLICA DE LA CIUDAD DE ALAMEDA SOBRE EL PLAN ESTRATÉGICO DE CINCO AÑOS CDBG/HOME FY 2020-25 Y EL PLAN DE ACCIÓN FY 2020-21

La Ciudad de Alameda (Ciudad) es una Ciudad con Derecho en el Programa de Subvención de Desarrollo Comunitario (CDBG) del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). El 16 de junio de 2020, el Ayuntamiento revisará el Plan Estratégico de Cinco Años propuesto y el Plan de Acción para el Año Fiscal 2020-21 (Plan consolidado). El Plan Consolidado establece el plan de la Ciudad para abordar sus necesidades de vivienda y desarrollo comunitario, incluido el uso de fondos CDBG y HOME. Los objetivos específicos para el próximo año se abordan en el plan de acción propuesto para el año fiscal 2020-21 que cubrirá el período del 1 de julio de 2020 al 30 de junio de 2021. El plan de acción propuesto para el año fiscal 2020-21 asignará aproximadamente $1,161,287 en fondos de derechos CDBG más un estimado de $120,000 en ingresos del programa CDBG y aproximadamente $267,000 de fondos de HOME.

DISPONIBLE PARA REVISIÓN PÚBLICA

A partir del 5 de junio de 2020, el Plan Consolidado, incluidos los artículos del financiamiento, estará disponible para revisión pública en el sitio web del Departamento de Vivienda de la Ciudad de Alameda en www.alamedaca.gov.

OPORTUNIDAD DE SER ESCUCHADO

Se alienta e invita al público a participar en el proceso del Plan de Acción CDBG/HOME y a comentar sobre las necesidades de vivienda y desarrollo comunitario, ambiental o por escrito, en la siguiente Audiencia Pública programada:

06/16/2020 Reunión del Ayuntamiento, 7:00 p.m. Audiencia pública sobre el Plan Estratégico de Cinco Años propuesto para el año fiscal 2020-25 y el Plan de Acción para el año fiscal 2020-21 para los fondos CDBG y HOME. Para ver la audiencia pública, visite el sitio web de la Ciudad de Alameda en:
https://www.alamedaca.gov/GOVERNMENT/Agendas-Minutes-Announcements.

Comentarios sobre el Plan Consolidado propuesto se pueden enviar a Lisa Pitts al (510) 747-4349, 711 (TTY / TRS) o lpitts@alamedahsg.org (correo electrónico). Por favor envíe sus comentarios antes de las 4:00 p.m. el 15 de junio de 2020. El Ayuntamiento escuchará comentarios y considerará la adopción del Plan Consolidado en su reunión ordinaria a las 7:00 p.m. el 16 de junio de 2020 en el Ayuntamiento, 2263 Avenida Santa Clara, se alienta al público a asistir y participar.

DISPOSICIONES PARA PERSONAS DISCAPACITADAS

Si alguna persona interesada en participar en el Programa de Desarrollo Comunitario (CDBG) / HOME es una persona con discapacidad tal como lo define la Sección 504 de la ley de Rehabilitación de 1974 que solicita asistencia para participar o tomar interés, dicha persona debe enviar una solicitud de asistencia a Lisa Pitts al (510) 747-4349, 711 (TTY/TRS) o por correo electrónico a lpitts@alamedahsg.org. Dicha solicitud deberá incluir una descripción de la asistencia solicitada, junto con una declaración del tipo de discapacidad que requiere asistencia. Cualquier solicitud de asistencia deberá ser revisada y se proporcionará una respuesta dentro de los cinco días hábiles de la fecha de recepción de tal solicitud. Se enviará una notificación de cualquier asistencia otorgada o anticipada. El coordinador de Sección 504 de CDBG/HOME es Tonya Schuler Cummins. Podrá consultar en internet una copia del proceso de quejas de la Sección 504 de la ciudad en www.alamedahsg.org.

DISPOSICIONES PARA RESIDENTES QUE NO HABLEN INGLÉS

La Ciudad de Alameda tiene una red de empleados que hablan aproximadamente 45 idiomas, quienes pueden actuar como intérpretes para los residentes que buscan información sobre los programas CDBG/HOME. Cuando sea notificado con cinco días de hábiles de anticipación, la Ciudad hará los arreglos para que haya un intérprete disponible. Por favor contacte a Lisa Pitts al (510) 747-4349 (voz), 711 (TTY/TRS) o por correo electrónico lpitts@alamedahsg.org.

POLÍTICA ANTI-DISCRIMINACIÓN

La ciudad de Alameda no discrimina a ninguna persona por motivos de raza, color, religión, origen nacional, ascendencia, sexo, género, identidad de género, expresión de género, orientación sexual, estado civil, estado familiar, fuente de ingreso, información genética, condición médica, discapacidad física o mental, o cualquier otra categoría protegida por la ley.

Daily Review
c/o Bay Area News Group-East Bay
800-595-9595

2003193

CALIF. NEWSPAPER SVC.
BILLING DEPT.
PO BOX 60460
LOS ANGELES, CA 90060

Legal No. 0006490485

PROOF OF PUBLICATION

FILE NO. 3370118

In the matter of

Daily Review

The Daily Review

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Daily Review, a newspaper published in the English language in the City of Hayward, County of Alameda, State of California.

I declare that the Daily Review is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's decree, dated March 2, 1950, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Daily Review as a Newspaper of General Circulation, case number 221936. Said decree states that: "The Daily Review' has been established, printed, and published daily in the City of Hayward, County of Alameda, State of California, for one year or more next preceding the date of the filing of said petition; that it is a newspaper published for the dissemination of local and telegraphic news and intelligence of a general character and has a bona fide subscription list of paying subscribers ... [ ] [and] THEREFORE, ... 'The Daily Review' is hereby determined and declared to be a newspaper of general circulation [within the meaning of Government Code §§ 6000 et seq.]" Said decree has not been revoked, vacated or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

06/12/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated: June 12, 2020

Public Notice Advertising Clerk

A0000054320975



PUBLIC NOTICE 6-day Public Review Period June 28 – June 29, 2020 THE ALAMEDA COUNTY HOME CONSORTIUM INVITES PUBLIC COMMENT REGARDING THE ALAMEDA COUNTY HOME CONSORTIUM DRAFT FY21-FY25 CONSOLIDATED PLAN AND FY21 ACTION PLAN Jurisdictions which are eligible to receive federal funding from housing and community development programs administered by the United States Department of Housing and Urban Development (HUD) are required to prepare a Consolidated Plan and annual Action Plans which outlines needs, strategies, priorities, and programs for the expenditure of federal funds for housing and community development activities. The Action Plan also combines the applications and reporting requirements for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Home Investment Partnerships (HOME), and Housing Opportunities for People with AIDS (HOPWA) formula programs. The Consolidated Plan and Action Plan are planning documents built on public participation and intergovernmental consultation, for the purpose of applying and administering HOME funds, the 1990 National Affordable Housing Act allowed local governments to form consortia. The County of Alameda and the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, and Union City have formed the Alameda County HOME Consortium (Consortium). In accordance with the regulations of the Act, in July 2020, the Consortium will adopt a new Five-Year Consolidated Plan. Annually, each participating jurisdiction in the Consortium prepares a one-year update to the plan, called the Action Plan. The fiscal year 2020 program year for the HOME Consortium is July 1, 2020 through June 30, 2021. The Action Plan describes the funding of anticipated federal resources and amounts, and other state and local resources available to carry out housing and community development



activities; individual proposed activities to be carried out with the federal funds; and other actions that the jurisdiction expects to take during the next program year to meet affordable housing, reducing lead-based paint hazards, reducing poverty, developing institutional structure and public/private coordination, and public housing improvements and resident initiatives. The Draft FY20 – FY24 Consolidated Plan and FY20 Action Plan will be available for inspection beginning June 25, 2020 on the websites of the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, Union City, and Alameda County Housing and Community Development Department. The public review period will end on June 30, 2020. A public hearing will be held to receive comments on the draft FY20 – FY24 Consolidated Plan and FY20 Action Plan on Thursday, June 30, 2020, 7:00 p.m. The Hearing will be held via Zoom meeting at the following link: https://us02web.zoom.us/j/86870236360 And the phone number is: +1 669 900 9128, login code: 860702360#. Written comments may be submitted to Holly Thomson at Holl ythomson@acgov.org. Si usted tiene algún inconveniente o no lo satisface de antre chico (5) días al número (510) 670-5269. Para TDD, llame al número (510) 272-6261 o 7-1-1.

CF/AR/DR 4430468
June 12, 2020

Oakland Tribune
506 Grand Ave., #306
Oakland, CA 94610
510-723-2850

2003193

CALIF. NEWSPAPER SVC.
BILLING DEPT.
PO BOX 60460
LOS ANGELES, CA 90060

Legal No. 0006490465

PROOF OF PUBLICATION

FILE NO. 3370119

In the matter of

Oakland Tribune

The Oakland Tribune

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Oakland Tribune, a newspaper published in the English language in the City of Oakland, County of Alameda, State of California.

I declare that The Oakland Tribune is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order, dated December 6, 1951, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Oakland Tribune as a Newspaper of General Circulation, Case Number 237798. Said order states that "The Oakland Tribune is a newspaper of general circulation within the City of Oakland, and the County of Alameda, and the State of California, within the meaning and intent of Chapter 1, Division 7, Title 1 [§§ 6000 et seq.], of the Government Code of the State of California." Said order has not been revoked, vacated, or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

06/12/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated: June 12, 2020

Public Notice Advertising Clerk

ACCOUNT 5432876



PUBLIC NOTICE 5-day Public Review Period June 19 – June 30, 2020 The ALAMEDA COUNTY HOME CONSORTIUM INVITES PUBLIC COMMENT REGARDING THE ALAMEDA COUNTY HOME CONSORTIUM Urban FY20-FY24 CONSOLIDATED PLAN AND FY20 ACTION PLAN Jurisdictions which are eligible to receive federal funding from housing and community development programs administered by the United States Department of Housing and Urban Development (HUD) are required to prepare a Consolidated Plan and annual Action Plans which outlines needs, strategies, priorities, and programs for the expenditure of federal funds for housing and community development activities. The Action Plan also constitutes the applications and reporting requirements for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for People with Aids (HOPWA) formula programs. The Consolidated Plan and Action Plan are planning documents built on public participation and intergovernmental consultation. For the purpose of receiving and administering HOME funds, the 1992 National Affordable Housing Act allowed local governments to form consortia. The County of Alameda and the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Pleasanton, Piedmont, Pleasanton, San Leandro, and Union City have formed the Alameda County HOME Consortium (Consortium) in accordance with the regulations of the Act. In July 2025, the Consortium will adopt a new Five-Year Consolidated Plan. Annually, each entitlement jurisdiction in the Consortium prepares a one-year update to the plan, called the Action Plan. The fiscal year 2020 program year for the HOME Consortium is July 1, 2020 through June 30, 2021. The Action Plan contains a listing of anticipated federal resources and amounts, and other state and local resources available to carry out housing and community development



activities; individual proposed activities to be carried out with the federal funds and other actions that the jurisdiction expects to take during the next program year around addressing barriers to affordable housing, reducing lead-based paint hazards, reducing poverty, developing institutional structure, and public/private coordination, and public housing improvements and resident initiatives. The Draft FY20 – FY24 Consolidated Plan and FY20 Action Plan will be available for inspection beginning June 15, 2020 on the websites of the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, Union City, and Alameda County Housing and Community Development Department. The public review period will end on July 15, 2020. A public hearing will be held to receive comments on the draft FY20 – FY24 Consolidated Plan and FY20 Action Plan on Thursday, June 18, 2020, 1:30 p.m. The Hearing will be held via a Zoom meeting at the following link: https://us02web.zoom.us/j/84691013666 And the phone login is: +1 669 219 2599, login code:88703890696# Written comments may be submitted to Kelly Thalmann at Kelly.Thalmann@acgov.org. Un traslado Khmer interprete disponible en la notificar de cinco días (5) días al número (510) 670-6001, Para Tigrinya (Eritrea y numero (510) 245-0582. 6/12/20
CNS-3423685#
CT/AB/08-6481685
June 12, 2020

Argus
c/o Bay Area News Group-East Bay
41424 Christy St
Fremont, CA 94538
510-405-4453

2003193

CALIF. NEWSPAPER SVC.
BILLING DEPT.
PO BOX 60460
LOS ANGELES, CA 90060

Legal No. **0006490465**

PROOF OF PUBLICATION

FILE NO. 3370120

In the matter of

Argus

The Argus

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Argus, a newspaper published in the English language in the City of Fremont, County of Alameda, State of California.

I declare that the Argus is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated July 28, 2008 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Argus as a Newspaper of General Circulation, Case Number HG08-390724. Said order states "The Argus" has been established, printed and published in the City of Fremont, County of Alameda, State of California; That it is a newspaper published daily for the dissemination of local and telegraphic news and intelligence of general character and has a bona fide subscription list of paying subscribers; and...THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED....That "The Argus" is a newspaper of general circulation for the City of Fremont, County of Alameda, California. Said order has not been revoked.

I declare that this notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

06/12/2020

I certify (or declare) under penalty of perjury that the forgoing is true and correct.

Dated: June 12, 2020

Public Notice Advertising Clerk

A0000054326 73

1



PUBLIC NOTICE 5-day Public Review Period June 15 – June 19, 2020 THE ALAMEDA COUNTY HOME CONSORTIUM INVITES PUBLIC COMMENT REGARDING THE ALAMEDA COUNTY HOME CONSORTIUM DRAFT PROGRAM YEAR CONSOLIDATED PLAN AND FY20 ACTION PLAN Jurisdictions which are eligible to receive federal funding from housing and community development programs administered by the United States Department of Housing and Urban Development (HUD) are required to prepare a Consolidated Plan and annual Action Plans which outlines needs, strategies, priorities, and programs for the expenditure of federal funds for housing and community development activities. The Action Plan also combines the applications and reporting requirements for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) formula programs. The Consolidated Plan and Action Plan are planning documents built on public participation and intergovernmental consultation. For the purpose of receiving and administering HOME funds, the 1992 National Affordable Housing Act allowed local governments to form consortia. The County of Alameda and the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, and Union City have formed the Alameda County HOME Consortium (Consortium) in accordance with the regulations of the Act in July 2019. The Consortium will adopt a five-year consolidated Plan. Annually, each participating jurisdiction in the Consortium prepares a one-year update to the plan, called the Action Plan. The fiscal year 2020 program year for the HOME Consortium is July 1, 2020 through June 30, 2021. The Action Plan contains a listing of anticipated federal resources and amounts, and other state and local resources available to carry out housing and community development



activities. Individual proposed activities to be carried out with the federal funds and other actions that the jurisdiction expects to take during the next program year aimed at addressing barriers to affordable housing, reducing lead-based paint hazards, reducing poverty, developing institutional structure and public/private coordination, and public housing improvements and resident initiatives. The Draft FY20 – FY24 Consolidated Plan and FY20 Action Plan will be available for inspection beginning June 15, 2020 on the websites of the cities of Alameda, Albany, Berkeley, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, Union City, and Alameda County Housing and Community Development Departments. The public review period will end on June 15, 2020. A public hearing will be held to receive comments on the draft FY20 – FY24 Consolidated Plan and FY20 Action Plan on Thursday, June 18, 2020, 1:30 p.m. The Hearing will be held via a zoom meeting at the following link: https://us02web.zoom.us/j/85700280985 And the phone login is: 41 CFR [illegible] 60-1, [illegible] and 8807633900863# Written comments may be submitted to Kelly Tolsmann at KellyT@acgov.org. In accordance [illegible] comentarios deberán ser recibidos en la oficina [illegible] cinco (5) días al número (510) 670-5268, Para TDD, llame al número (510) 208-0283. 07/27/20

CPT/AR/DH 8450445
June 12, 2020

Grantee SF-424's and Certification(s)

Appendix C

SF 424's

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application	* 2. Type of Application: ☒ New ☐ Continuation ☐ Revision	* If Revision, select appropriate letter(s): * Other (Specify):
* 3. Date Received:	4. Applicant Identifier:	
5a. Federal Entity Identifier:	5b. Federal Award Identifier:	
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	

8. APPLICANT INFORMATION:

* a. Legal Name:	City of Alameda
* b. Employer/Taxpayer Identification Number (EIN/TIN):	94-6000288
* c. Organizational DUNS:	[redacted]210000
d. Address:	
* Street1:	2263 Santa Clara Avenue
Street2:	
* City:	Alameda
County/Parish:	
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	94501-4477
e. Organizational Unit:	
Department Name:	Division Name:

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

Prefix:	* First Name: [redacted]
Middle Name:	
* Last Name:	Vinze
Suffix:	
Title:	HED Management Analyst
Organizational Affiliation:	Alameda Housing Authority
* Telephone Number:	510-747-4359 Fax Number:
* Email:	[redacted]@alamedahsg.org

DocuSign Envelope ID: 8C573015-1AA0-4231-8B7F-84147128373C

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

* 12. Funding Opportunity Number:

N/A

* Title:

Community Development Block Grant

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

* 15. Descriptive Title of Applicant's Project:

The City of Alameda will assist low to moderate income households with affordable housing initiatives and social services. All projects are listed in the Program Year 2020 Action Plan.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

DocuSign Envelope ID: 8C573015-1AA0-4231-8B7F-84147128373C

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 13th
* b. Program/Project: 11th

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020
* b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	1,141,287.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	150,000.00
* g. TOTAL	1,291,287.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix:	
* First Name:	Gerry
Middle Name:	
* Last Name:	Beaudin
Suffix:	
* Title:	Assistant City Manager
* Telephone Number:	210-347-4700
Fax Number:	
* Email:	gbeaudin@unionsdale.com

* Signature of Authorized Representative: DocuSigned by: Gerry Beaudin Acting City Manager

* Date Signed: 6/30/2020

Approved as to Form by: DocuSigned by: Michael Pruski

Chief Assistant City Attorney

DocuSign Envelope ID: 8C573015-1AA0-4231-8B7F-84147128373C

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

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

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

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

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

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Docusigned by: Acting City Manager Gary Bradin	Assistant City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Alameda	6/30/2020

SF-424D (Rev. 7-97) Back

Approved as to Form by:

Docusigned by:
Michael Roush

Chief Assistant City Attorney

DocuSign Envelope ID: 5036068F-CD87-4446-BE32-21F8E91C81AD

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

December 17, 2020

Debbie Potter
Community Development Director
Housing and Community Development
950 West Mall Square 2nd Floor
Alameda, CA 94501

Dear Ms. Potter:

The U.S. Department of Housing and Urban Development (HUD or the Department) notified the City of Alameda by letter, receipted on November 9, 2020, of an error in HUD's initial formula allocations for fiscal year (FY) 2020 Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program grants. The Department is poised to undertake Line of Credit Control System (LOCCS) corrections to the grant amounts for these programs and is outlining the next steps the City must take below. As a reminder, the original and adjusted allocations for the FY 2020 CDBG grant are listed below.

	CDBG
Original Allocation	$1,161,287
Adjusted Allocation	$1,161,057
Difference	**-$ 230**

The City must submit new SF 424s for the CDBG program reflecting the changed allocation. The City will also need to amend its 2020 action plan to reference the corrected amount of the CDBG allocation. The Consolidated Plan regulations (24 CFR Part 91) require a grantee to identify in its citizen participation plan the criteria it will use for determining what constitutes a substantial amendment to its action plan. It is these substantial amendments that are subject to a citizen participation process

The City will need to determine if a substantial amendment is triggered and if so, engage in the necessary citizen participation activities.

HUD will send the City amended grant agreement that reflect the correct allocation amount after the San Francisco Field Office of Community Planning and Development receives the newly executed SF-424 for the FY 2020 CDBG grant. Upon receipt, HUD will adjust the allocation amount in IDIS and LOCCS to ensure funds in excess of the revised allocation amount are not disbursed from the City's line of credit.

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The Department appreciates the City's patience and efforts in this process and our office is available to assist in ensuring a timely correction.

Sincerely,



Kimberly Nash
CPD Director

DocuSign Envelope ID: 5036068F-CD87-4446-BE32-21F8E91C81AD

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission: ☐ Preapplication ☐ Application ☒ Changed/Corrected Application	* 2. Type of Application: ☒ New ☐ Continuation ☐ Revision	* If Revision, select appropriate letter(s): * Other (Specify):
* 3. Date Received: 12/23/2020	4. Applicant Identifier:	
5a. Federal Entity Identifier:	5b. Federal Award Identifier:	
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	

8. APPLICANT INFORMATION:

* a. Legal Name:	City of Alameda
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000288	* c. Organizational DUNS: 1013871130000

d. Address:

* Street1:	2263 Santa Clara Avenue
Street2:	
* City:	Alameda
County/Parish:	
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	94501-4477

e. Organizational Unit:

Department Name: Community Development	Division Name:

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

Prefix:		* First Name:	Lisa
Middle Name:			
* Last Name:	Little		
Suffix:			
Title:	Community Development Program Manager		
Organizational Affiliation:	City of Alameda		
* Telephone Number:	510-747-6804	Fax Number:	
* Email:	llittle@alamedaca.gov		

Application for Federal Assistance SF-424

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

[redacted]

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

14.218

* Title:

[redacted]

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

The City of Alameda will assist low to moderate income households with affordable housing activities and public services. All projects are listed in the Program Year 2020 Action Plan - revised 2020

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

DocuSign Envelope ID: 5036068F-CD87-4446-BE32-21F6E91C31AD

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant [illegible] * b. Program/Project [illegible]

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date [illegible] * b. End Date [illegible]

18. Estimated Funding ($):

* a. Federal	1,281,057.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	20,000.00
* g. TOTAL	1,281,057.00

Approved as to Form:
Michael Roush
Michael Roush
Chief Assistant City Attorney

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on [illegible].

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix:	
* First Name:	[illegible]
Middle Name:	[illegible]
* Last Name:	[illegible]
Suffix:	
* Title:	[illegible]
* Telephone Number:	[illegible]
Fax Number:	
* Email:	[illegible]
* Signature of Authorized Representative:	DocuSigned by: Eric Levitt [illegible]
* Date Signed:	12/31/2020

Appendix D

Certifications

DocuSign Envelope ID: 8C573015-1AA0-4231-8B7F-84147128373C

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.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

DocuSigned by:
Gary Brandin

Signature of Authorized Official

6/30/2020
Date

Acting City Manager
Title

Approved as to Form by:

DocuSigned by:
Michael Rousk

Chief Assistant City Attorney

DocuSign Envelope ID: 8C573015-1AA0-4231-8B7F-84147128373C

Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2020 [a period specified by the grantee 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.

In addition, 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.

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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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

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

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

DocuSigned by:
Gary Baughn

6/30/2020

Signature of Authorized Official

Date

Acting City Manager

Title

Approved as to Form by:

DocuSigned by:
Michael Rush

Chief Assistant City Attorney

DocuSign Envelope ID: 8C573015-1AA0-4231-8B7F-84147128373C

OPTIONAL Community Development Block Grant Certification

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 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 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 of Authorized Official — Date: 6/30/2020

Acting City Manager
Title

Approved as to Form by:

Chief Assistant City Attorney

Appendix - Alternate/Local Data Sources

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Union City (City) is an entitlement City that receives federal funding from the US Department of Housing and Urban and Development (HUD). The City receives funds through the Community Development Block Grant (CDBG) program.

The **CDBG entitlement program** provides formula funding to cities and counties to address community needs. Seventy percent of gross funding must be used to serve low- to moderate-income households. Eligible activities must meet one of the following national objectives for the program:

- Benefit low- and moderate-income persons;
- Prevent or eliminate slums or blight; or
- Address an urgent community need, such as when existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

The **Consolidated Plan** (ConPlan) is a five-year planning document. This plan covers the period from Program Year (PY) 2020–21 through PY 2024–25. The purpose of the ConPlan is to guide jurisdictions to:

- Assess its affordable housing and community development needs and market conditions;
- Make data-driven, place-based investment decisions; and
- Conduct community-wide discussions to identify housing and community development priorities that align and focus on eligible activities for CDBG funding.

Recipients of CDBG funding must also prepare and submit to HUD an **Annual Action Plan** (AAP) that describes in detail, each year, how the ConPlan will be carried out. The AAP must provide a concise summary of the actions, activities, and specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the ConPlan. Additionally, at the end of each program year, jurisdictions must complete and submit to HUD a Consolidated Annual Performance and Evaluation Report (CAPER) to report on the accomplishments and progress toward the ConPlan's goals.

The City has been allocated $548,267 in CDBG funds for Fiscal Year (FY) 2020–21 and anticipates approximately $2,600,000 in CDBG funds over the entirety of the 2020–24 ConPlan period.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The objective of the Needs Assessment is to gather information from the community and all partners, such as demographic and economic data regarding the City's homeless, need for affordable housing, special needs populations, and community development needs. This information is used to make data-driven decisions to establish priority community needs and strategies based on current conditions, expected funds, and local capacity. Through data collection, outreach, and analysis presented in this plan, a clear outline of the City's priority needs is formed, along with the projects and facilities that are most likely to aid in the City's development.

A summary of needs identified in the City of Union City include:

- Housing needs
- Homeless needs
- Supportive housing needs
- Community development needs

3. Evaluation of past performance

The City's CDBG funds successfully contributed to several projects over the last five years. Those projects have contributed to the provision of housing rehabilitation, fair housing, public services, and public facilities improvements.

Housing Rehabilitation

CDBG funds were used to rehabilitate existing owner-occupied housing over the last four program years. During the four-year period, 87 housing units were rehabilitated for households earning between 0 to 80 percent AMI.

Fair Housing

CDBG funds were used to contract with ECHO Fair Housing to provide fair housing services, including mediation and counseling services, fair housing testing, and education/outreach for Union City residents. ECHO Fair Housing served 86 Union City households in PY 2015–16, 92 in PY 2016–17, 73 in PY 2017–18, and 82 in PY 2018–19.

Public Services

CDBG funds were used to fund social service providers that assist homeless individuals, low-income households, and persons with special needs. Funded service providers include:

- Abode Services – Provides shelters, meals, and case management for homeless individuals and families.
- Union City Family Center – Provides emergency food, clothing, household supplies, public benefits signup assistance, financial coaching, and case management to low-income families with children.
- Safe Alternatives to Violent Environments (SAVEs) – Works with families referred by police departments to provide safety and well-being through crisis counseling and links to support services as well as temporary restraining order assistance. SAVEs also conducts hour-long classroom presentations to Union City students addressing teen dating violence.
- Community Child Care Council (4Cs) of Alameda County – Provides business support, education, technical assistance, and incentives to help Union City residents launch and operate in-home family childcare.

From PY 2015–16 to PY 2018–19, City-funded social service providers assisted 5,682 persons.

Public Facilities Improvements

In FY 2018–19, the City completed repayment of its Section 108 loan, freeing up funds for other eligible projects. For PY 2019–20, the City committed some of these funds for Americans with Disabilities Act (ADA) compliant improvements at Contempo Park. This included rehabilitation of an existing picnic area and replacement of existing park furniture with ADA-compliant furniture.

4. Summary of citizen participation process and consultation process

Robust community engagement was achieved through engaging a diverse group of stakeholders to identify priorities, concerns, and values. The feedback provided through the community engagement process supported the development of this ConPlan, including the development of housing and community development needs, priorities, goals, and strategies for funding allocations.

For the purposes of this plan, the community outreach included residents, business owners, and interest groups. Leveraging existing stakeholder contacts, recognizing underrepresented stakeholders, and identifying new stakeholders was integral to the process of reaching the Union City community and ensuring a broad depth of participation.

The City announced the various community engagement opportunities through its social media and email blasts.

Members of the public had the following opportunities for participation and comment, all of which were offered virtually or in Union City during the ConPlan process:

- Stakeholder Consultation Meetings: Representatives from various local organizations met to give feedback on the most pressing priorities and needs of target populations. Due to the COVID-19 pandemic, one meeting was held in-person and the other was held virtually. Stakeholders unable to attend either meeting were asked to provide written comments
- Community Outreach Survey: To broadly access and efficiently obtain information from a large number of geographically distributed citizens, an online survey was prepared. The survey was announced through City media outlets and disseminated through key community liaisons or stakeholders with access to resident and community groups, business owners, and interest groups.
- Public Meetings: Due to the COVID-19 pandemic, the City held two virtual Council meetings where the draft ConPlan and AAP were discussed, and members of the public had the opportunity to comment.
- 5-Day Review Period: Due to the COVID-19 pandemic, HUD waived the required 30-day public review period in favor of a 5-day public review. Members of the public were able to submit comments on the draft ConPlan during this time.

Two community pop-up events were also planned to obtain community feedback; however, the COVID-19 pandemic prevented any further in-person engagement. A detailed summary of community engagement, including participation, methods, and feedback, can be found in Sections PR-10 (Consultation) and PR-15 (Citizen Participation) of this ConPlan.

5. Summary of public comments

Stakeholders provided feedback on the priority needs of the City. Priority needs related to housing, services, and public facilities were summarized into several overarching themes including:

- Homeless emergency shelters
- Facility upgrades/rehabilitation
- Mental health services
- Affordable childcare
- Rental assistance

Community members provided feedback via the community outreach survey. The highest areas of need included (in no particular order):

- Youth centers
- Domestic violence services
- Homeless emergency shelters
- Energy efficiency improvements
- Street improvements

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

The City did not receive any public comments that were not accepted. The City attempted to incorporate all feedback received through outreach efforts into the plan.

7. Summary

This 2020-24 Consolidated Plan combines resident feedback, demographic data and analysis, community stakeholder input, and consideration of City resources, goals, other relevant plans, and policies. The result of this combined effort and analysis is the City's five-year Strategic Plan for the allocation of CDBG funds and activities. These funds will focus on housing rehabilitation, public services, fair housing, and public facilities improvements.

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	UNION CITY	ECD/HCD
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		
		Not applicable

Table 82– Responsible Agencies

Narrative

Lead and Responsible Agency

The City of Union City (City) is the lead and responsible agency for the US Department of Housing and Urban Development's (HUD) entitlement programs in Union City. The City's Economic and Community Development (ECD) Department is responsible for administering the City's CDBG grants and the County's Housing and Community Development (HDC) Department is responsible for administering the County's HOME Consortium.

Entitlement jurisdictions receive entitlement funding (i.e., non-competitive, formula funds) from HUD. By federal law, the City is required to submit a five-year Consolidated Plan (ConPlan) and Annual Action Plan to HUD listing priorities and strategies for the use of its federal funds. The ConPlan helps local jurisdictions to assess their affordable housing and community development needs and market conditions to meet the housing and community development needs of its populations.

Consolidated Plan Public Contact Information

Carmela Campbell

Economic and Community Development Director

Economic and Community Development Department

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

As the City begins to prepare for the upcoming 2021-2022 Annual Action Plan, the hazard mitigation planners will be integrated into the consultation process. This will help to address the needs of residents who are vulnerable to both the effect of disasters and housing issues. The City did not consult resilience specific stakeholders in this round of planning because they are consulted during the process to update the Hazard Mitigation Plan. The City completes a Multi-Jurisdictional Hazard Mitigation Plan with the City of Newark. The City is starting this process and we anticipate follow up efforts related to hazard mitigation planning occurring in the next two years to address and potentially implement recommendations created for the City.

The City has identified the need to establish an Information Technology (IT) committee to prioritize technology investments within the City and implement the citywide IT plan. This committee will conduct further broadband outreach in order to identify and remediate the issues that are contributing to the digital divide.

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

The City of Union City (City) hired Michael Baker International to assist in community engagement efforts. Community engagement is key for helping the City to identify needs, priorities, goals, strategies, and activities for future housing and community development activities over the five-year ConPlan period. Engagement activities included a community survey and stakeholder meetings.

As a part of the stakeholder consultation process, the City consulted with a variety of stakeholders, including City service providers, legal service providers, fair housing providers, and housing service organizations.

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

During the development of its ConPlan and Annual Plans and as a general practice, the City attempts to coordinate with a variety of housing/shelter organizations, public and mental health agencies, and service providers to discuss community needs. Their collective feedback is especially valuable in gathering information and shaping priorities as they relate to special needs populations, general health, and mental health services in the City. The City attempted to reach EveryOne Home, Alameda

Countyâ¿¿s Continuum of Care, multiple times; however, no attempts were successful. The City will continue to work with EveryOne Home in coordination of homeless services.

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. The City of Union City does not receive ESG funds.Â

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 83– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Union City Family Center
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and analysis for the Needs Assessment on the topic of youth. The City will continue to coordinate with them in the future. .
2	**Agency/Group/Organization**	UNION CITY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and analysis for the Needs Assessment on the topics of parks and recreation, capital improvements, and public services via a stakeholder meeting. As a City Department, future coordination will continue to occur.
3	**Agency/Group/Organization**	CENTRO LEGAL DE LA RAZA
	Agency/Group/Organization Type	Legal Services
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and analysis for the Needs Assessment on the topic of legal needs. The City will continue to coordinate with them in the future.
4	**Agency/Group/Organization**	Union City Library
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and analysis for the Needs Assessment on the topic of public services. The City will continue to coordinate with them in the future.

5	**Agency/Group/Organization**	ECHO HOUSING
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and analysis for the Needs Assessment on the topic of fair housing. The City will continue to coordinate with them in the future.
6	**Agency/Group/Organization**	COMMUNITY RESOURCES FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and analysis for the Needs Assessment on the topic of disability services. The City will continue to coordinate with them in the future.
7	**Agency/Group/Organization**	eXp Realty
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and analysis for the Needs Assessment on the topic of housing. The City will continue to coordinate with them in the future.

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

No agency types were excluded from engagement.

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		

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Union City Housing Element, 2015-2023	City of Union City	The Union City Housing Element identified affordable housing constraints within the City and identified barriers to address those constraints.
Union City Strategic Plan 2020-2025	City of Union City	The Union City Strategic Plan is a non-CDBG plan that includes goals for economic development, community development, and public safety as well as goals for environmental sustainability and infrastructure
EveryOne Home Plan to End Homelessness: 2018 Strat	EveryOne Home (Alameda County Continuum of Care)	The EveryOne Home Plan to End Homelessness identifies solutions to the homeless crisis in Alameda County.
Alameda County 2020-2025 Regional Analysis of Impe	County of Alameda	The Regional Analysis of Impediments to Fair Housing Choice identified barriers to fair housing as well as goals to reduce those barriers.

Table 84– 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 collaborative implementation of this ConPlan over the course of the next five years begins with the coordinated efforts of multiple public agencies working together to gather feedback and information for regional and local community needs and priorities. Once needs and priorities are identified, they are then incorporated into the City's ConPlan, forming both regional and local strategies for addressing those needs and priorities.

Furthermore, community outreach to local leaders, stakeholders, and residents is a critical first step in implementing this plan's desired community changes. By successfully establishing relationships and trust between the government, those providing services or community improvements, and the beneficiaries of these services or improvements, the City and community can move toward a joint vision for what and how to make community improvements. The agencies, groups, and organizations who participated are listed in Table 2. Other local/regional/federal planning efforts can be found in Table 3.

In particular, the City coordinated with the County of Alameda for the Regional Analysis of Impediments to Fair Housing Choice (AI). The City contributed data, coordinated public meetings, and established goals to remove barriers to fair housing choice within the region. Data from the AI has been incorporated into this ConPlan.

Narrative

- Abode Services

- Habitat for Humanity

- Housing and Economic Rights Advocates (HERA)

- Spectrum Community Services

- Bay Area Community Services

- Bay Area Legal Aid

- Centro De Servicios

- East Bay Community Law Center

- Open Heart Kitchen

- Safe Alternatives to Violent Environments

- Timelist Group

- Eden I & R

- Legal Assistance for Seniors

- Life Eldercare

- Deaf Counseling Advocacy and Referral Agency (DCARA)

- The Arc of Alameda County

- TIBURCIO VASQUEZ HEALTH CENTER

- Tri-City Health Center

- Filipino Advocates for Justice

- Alameda County Small Business Development Center

- Alameda County Workforce Development Board

- City of Union City Chamber of Commerce

- East Bay Economic Development Alliance

- Ohlone College TriCities Career Center

- Urban Manufacturing Alliance

- EveryOne Home

- Kidango

- The Village Method

- Fremont Family Resource Center

- International Institute of the Bay Area

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

Outreach is essential to the City's ability to create an accurate and effective plan, and to allocate resources appropriately. The City attempted to reach as many residents as possible. Receiving feedback from residents, especially those who may receive assistance from grant funds, is critical to the success of the CDBG program. The City reached out to practitioners, agencies, leaders, organizations, and companies who may have the specialized knowledge, experience, resources, and capacity to discuss needs, opportunities, solutions, investments, and how community improvements can be made. All City residents are encouraged to provide input on community needs through citizen participation opportunities.

The City organized various methods for participation and public comment throughout the development of the ConPlan. The following is a summary of the efforts made to broaden citizen participation through the ConPlan process. Table 4, Citizen Participation Outreach, provides additional detail on the types of outreach conducted and, where applicable, a summary of the comments received.

The City attempted to organize two additional community engagement events and a stakeholder meeting, but had to cancel them due to the COVID-19 pandemic. In place of additional in-person meetings, email blasts were sent to stakeholders and other community groups for distribution to their client base, and stakeholders were sent online questionaires.

Community Outreach Survey

This community outreach survey was noticed through the City's website, social media, and distribution of flyers to key contacts. The survey was made available to the public between February 14, 2020, and April 1, 2020. The survey was provided in English and was available on paper by request. Data gathered from the survey provided community feedback needs for housing, public facilities, infrastructure, homelessness, economic development, and community services. A copy of the survey, along with the final results, can be found at the end of the document under **Appendix Community Engagement Summary.**

Stakeholder Consultations

Two stakeholder consultation meetings were held with various service providers to obtain feedback. An in-person stakeholder meeting was held on March 12, 2020, and a virtual stakeholder meeting was held on March 17, 2020. The feedback was especially helpful in identifying gaps in services, trends in the local community, and needs relating to specific services and populations. The agencies that provided feedback are listed in **Table 2**. The list of questions that were asked during the stakeholder consultation meetings can be found in **Appendix Community Engagement Summary.**

Public Meetings

- April 28, 2020 – City Council meeting to review the ConPlan needs and goals
- May 26, 2020 – City Council meeting to approve the ConPlan to be sent to the County

Citizen Participation Process Impact on Goal Setting

Comments from stakeholders provided feedback for the Needs Assessment and Market Analysis in the ConPlan, especially concerning special needs populations and non-housing community development. The results from the survey also helped identify areas of concern for housing, public services, and community development needs as related to local data. The feedback was especially useful in assessing the priority needs and goal setting for the Strategic Plan section of the Consolidated Plan. Additionally, input obtained from community engagement offered more insight into priority needs and areas needing the most neighborhood revitalization.

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	Community Outreach Survey	Non-targeted/broad community	Received 40 survey responses.	Survey results provided input regarding needs for public services, facilities, infrastructure, and housing needs.	All comments were accepted.	
2	Community Outreach Survey	Service Providers	15 attendees from 9 organizations participated.	15 attendees from 9 organizations participated.	All comments were accepted.	
3	Public Meeting	Non-targeted/broad community	Public meetings held on 4/28/2020 and 5/26/2020 for Council review and approval of Con Plan. Meetings were help virtually due to the Coronavirus.	No comments were received.	N/A	
4	Newspaper Ad	Non-targeted/broad community	Newspaper ad to provide public notice and ability to provide comments.	No comments were received.	N/A	

Table 85– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment collects and analyzes data to demonstrate the needs of Union City residents. As identified in NA-50 below, the City has various *non-housing needs* for public services, facilities, and improvements with a focus on domestic violence, homelessness, and youth.

Additionally, according to the community outreach survey, the City's *housing-related needs* include:

- Senior housing
- Affordable rental housing
- Housing code enforcement
- Energy efficiency in housing
- Lead-based paint test/abatement

Stakeholders also identified the needs for rental assistance as well as wraparound services for families, elderly households, and persons with disabilities.

In February 2020, Alameda County adopted the 2020-2025 Regional Analysis of Impediments to Fair Housing Choice (AI), which utilizes local, regional, and state data as well as community engagement feedback to identify fair housing issues in Alameda County, including in the City of Union City, and creates goals to address those issues.

The AI analyzed housing market trends, including rent and home sales prices, vacancy rates, homeless counts, fair housing, and mortgage denials. In some categories, city-level data was unavailable, in which case County data was used. The following is a summary of data on housing-related issues within Alameda County and the City, as identified in the 2020-25 AI:

- Alameda County median monthly rental prices have risen by approximately $1,000 since 2010.
- Alameda County median home sales prices have risen by $600,000 since 2010.
- The rental vacancy rate for Union City was 3.4 percent in 2017, which is considered unhealthy for the rental market.
- The wage needed to rent an average two-bedroom unit in Alameda County is approximately $44 per hour or approximately $7,600 per month.
- 106 homeless individuals reside in the City; none are sheltered.

- Hispanic households in the City have the highest rate of housing problems at 50 percent, followed by Asian households at 45 percent.
- Large households (5 or more people) comprise 60 percent of households in the City.
- Across the County, minority mortgage applicants have a higher rate of denial than White applicants (11–15 percent versus 7 percent, respectively).

Disability is the basis for approximately 48 percent of the 62 housing discrimination complaints received by ECHO Fair Housing from Union City residents between 2015 and 2019.

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

Describe the jurisdiction's need for Public Facilities:

According to the community outreach survey, the top five highest public facilities needs are:

- Youth centers
- Parks and recreational facilities
- Health facilities
- Seniors centers
- Childcare centers

According to stakeholders, public facilities needs include:

- Emergency shelters
- Facility heating, ventilation, and air conditioning (HVAC), security, communications upgrades, and rehabilitation of deteriorating buildings

Additionally, Union City Public Works identified that ensuring adequate staffing for park maintenance were top public facility priorities. Public Works also identified the need for building maintenance and replacement of obsolete HVAC, security doors, and communications hardware as well as the conversion of the City's fleet to low carbon fuel.

Homeless service providers identified the following homeless facility needs:

- Bathroom facilities
- Laundry facilities
- Day facilities

Places to warm food (microwaves)

How were these needs determined?

Public facilities needs were determined through community engagement efforts, including a survey and stakeholder consultations. The survey solicited feedback from City residents, while stakeholder consultations focused on community development practitioners and experts. The survey was made available online and paper (by request). In total, 40 survey responses were received and approximately 10 stakeholder organizations participated in the process.

Describe the jurisdiction's need for Public Improvements:

According to the community outreach survey, the top five highest public improvements needs are:

3. Street improvements
4. Street lighting improvements
5. Sidewalk improvements
6. Crosswalk improvements
7. Sewer/storm drain improvements

Union City Public Works also identified ADA-compliant upgrades for streets and sidewalks as a high priority public improvement need.

Furthermore, in September 2019, the City adopted the Union City Strategic Plan 2020-2025. The plan process began with a community survey of residents and community leaders with over 800 responses. The Strategic Plan includes goals for economic development, community development, and public safety as well as goals for environmental sustainability and infrastructure. A selection of these goals includes the following:

- Assess the feasibility of using a private provider to add high-speed internet with the goal of enhancing business attraction.
- Develop a space needs assessment to evaluate facility needs for police and other City departments.
- Continue the buildout of the City's bicycle and pedestrian network, with an emphasis on closing gaps, addressing safety concerns, and increasing connectivity to the Station District.
- Implement the City's capital improvement plan.
- Conduct a tree inventory to determine a yearly maintenance plan for City-owned trees.
- Analyze the cost-benefit of converting streetlights to light-emitting diode (LED).
- Convert the UC Transit fleet to electric.
- Create and implement a plan to maintain and upgrade the City's buildings.
- Develop a ten-year parks operations, maintenance, and capital improvement plan.

How were these needs determined?

Public improvements needs were determined through the community outreach survey and stakeholder consultations as described above as well as through review of the Union City Strategic Plan.

Describe the jurisdiction's need for Public Services:

According to the community outreach survey, the top five highest public services needs are:

1. Domestic violence services
2. Youth services
3. Crime awareness
4. Health services

According to stakeholders, public services needs include:

General

- Mental health services
- Essential needs assistance
- Rental assistance
- Legal assistance
- Eviction defense
- Transportation assistance for elderly and persons with disabilities

Youth

- After-school activities
- Affordable childcare
- Violence prevention

Homelessness

- Mental health resources
- Rental assistance
- Deposit assistance
- Essential needs assistance
- Financial coaching and assistance
- Case management

At-Risk of Homelessness

- Childcare
- Utility assistance
- Employment assistance

How were these needs determined?

Public services needs were determined through the community outreach survey and stakeholder consultations as described above.

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This overview summarizes the key points of each section of the Market Analysis and sets a basis for some of the funding priorities listed in the Strategic Plan. This ConPlan's Market Analysis identifies the City's non-housing community development assets, concentrations of housing problems, broadband access, and hazard mitigation. The following is a summary of each section:

MA-45 Non-Housing Community Development Assets

- Education and Health Care Services; Professional, Scientific, Management Services; and Manufacturing are the largest employment sectors in the City (18, 15, and 13 percent respectively).
- The City has more workers than there are jobs located in the City, indicating that a significant portion of workers commute out for work.
- The Education and Health Care Services and Manufacturing sectors are predicted to grow by 30 percent over the next 20 years.
- Approximately 43 percent of the City's workforce has obtained a bachelor's degree or higher, correlating with the City's largest workforce sectors.

MA-50 Needs and Market Analysis Discussion

- Census Tracts 4401, 4402, 4403.08, 4403.31, and 4403.33 have concentrations of housing problems, where 50 percent or more of households experience at least one housing problem. Figure 1 in MA-50 displays these Census Tracts.
- There are no Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) located within the City; however, the census tracts identified above tend to have higher concentrations of Asian or Pacific Islander and Hispanic residents.
- Areas of housing problem concentrations contain single-family and multifamily housing, schools, retail, industrial uses, commercial buildings, and public services.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households

- Most of the City is served by fixed-service broadband, with unserved areas being nonresidential.

- Comcast and AT&T are the primary internet providers in the City, offering internet from $29.99 to $299.95 per month with a range of speeds.
- Households participating in various social assistance programs qualify for reduced cost internet access from both companies, offering internet from $5 to $10 per month.

MA-65 Hazard Mitigation

- The average temperature of the San Francisco Bay Area is projected to rise between 1.8 and 5.4 degrees by 2050 due to climate change.
- This may manifest as heat waves, which would lead to increased incidents of heat stress and heat stroke.
- Climate change may also cause increased occurrences of extreme weather events and may result in ruined housing and permanent displacement.

Low-moderate income households and those with special needs are more vulnerable to natural disasters caused by climate change.

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

Introduction

The City of Union City is located in the Bay Area, which is a populous area in Northern California. Top employers in the City include New Haven Unified School District, Southern Glazer's Wine and Spirits of California, Walmart, and Masonic Home for Adults. There are 20,816 jobs in the City with a labor force of approximately 30,711. Approximately 35 percent of residents 25 years or older have a bachelor's degree or higher.

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	279	16	1	0	-1
Arts, Entertainment, Accommodations	3,398	2,259	11	11	0
Construction	1,317	1,306	4	6	2
Education and Health Care Services	6,111	3,824	20	18	-2
Finance, Insurance, and Real Estate	1,626	632	5	3	-2
Information	1,491	185	5	1	-4
Manufacturing	4,414	4,650	14	22	8
Other Services	1,012	877	3	4	1
Professional, Scientific, Management Services	4,902	829	16	4	-12
Public Administration	0	0	0	0	0
Retail Trade	3,206	2,524	10	12	2
Transportation and Warehousing	1,076	760	4	4	0
Wholesale Trade	1,879	2,954	6	14	8
Total	30,711	20,816	--	--	--

Table 86 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	37,451
Civilian Employed Population 16 years and over	34,720
Unemployment Rate	7.27
Unemployment Rate for Ages 16-24	16.26
Unemployment Rate for Ages 25-65	5.25

Table 87 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	9,625
Farming, fisheries and forestry occupations	2,060
Service	3,080
Sales and office	8,285
Construction, extraction, maintenance and repair	2,440
Production, transportation and material moving	2,545

Table 88 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,784	47%

Travel Time	Number	Percentage
30-59 Minutes	10,060	40%
60 or More Minutes	3,235	13%
Total	***25,079***	***100%***

Table 89 - Travel Time

Data Source: 2011-2015 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	2,030	125	1,660
High school graduate (includes equivalency)	7,010	560	2,515
Some college or Associate's degree	8,250	965	1,948
Bachelor's degree or higher	13,065	494	1,940

Table 90 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	90	235	350	1,305	1,520
9th to 12th grade, no diploma	644	363	370	1,185	845
High school graduate, GED, or alternative	1,760	2,355	2,620	5,110	3,293
Some college, no degree	2,794	2,430	1,880	4,095	1,575
Associate's degree	180	750	835	1,208	465
Bachelor's degree	740	3,820	2,610	4,110	1,925

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	90	1,545	1,640	1,795	525

Table 91 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,294
High school graduate (includes equivalency)	70,812
Some college or Associate's degree	81,871
Bachelor's degree	104,584
Graduate or professional degree	166,000

Table 92 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

Education and Health Care Services represents the largest employment sector for the City, employing 18 percent of local workers within the sector. 2011–2015 ACS data reports that 6,111 workers are in the Education and Health Services sector, exceeding the number of jobs in this sector (3,824 reported jobs). This reflects an oversupply of labor for the Education and Health Care Services sector in Union City. As shown in Table 11, Education and Health Services has the second-greatest disparity between number of workers and available jobs. Workers are likely commuting outside of the City for work.

Professional, Scientific, Management Services represents the second largest local employment sector, with 15 percent of local workers in this sector. There are 4,902 workers in the Professional, Scientific, Management Services sector based on 2011–2015 ACS data, which well exceeds the number of jobs (829 jobs). This sector has by far the largest oversupply of labor for the number of jobs in the sector. These workers are also likely commuting outside of the City for work.

Manufacturing represents the largest share of jobs in the City, with 16 percent of jobs in the City. Based on 2011–2015 ACS data, 13 percent of local workers are in the Manufacturing sector, making it the third largest employment sector. Unlike the Education and Health Care Services and Professional, Scientific, Management Services sectors, the number of jobs exceeds the Manufacturing workforce, resulting in an undersupply of labor for the Manufacturing sector.

Describe the workforce and infrastructure needs of the business community:

Based on data collected by the Association of Bay Area Governments (ABAG), the job sectors with the highest predicted growth in Union City are Education and Health Care Services and Manufacturing (30 percent growth over 20 years) and Manufacturing and Wholesale (11 percent growth over 20 years). Given that these job sectors have an oversupply of workers, positions in the City are most likely filled by local residents. Other workers would travel outside of the City for work and would potentially increase traffic levels.

To support a growing workforce and available jobs, the City will need to consider how to provide housing for all incomes. Union City's 2040 General Plan estimates that over the next 20 years, approximately 4,330 new housing units will be added to the housing stock. The residential growth is anticipated to consist of up to 444 new single-family dwelling units and 3,886 new multifamily dwelling units. This is roughly equivalent to an average annual growth rate of approximately 0.9 percent through 2040.

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's Station District is a 293-acre area that encompasses existing and planned retail, job centers, housing, and public amenities centered around the Union City Intermodal Station. The Intermodal Station accommodates a Bay Area Regional Transit (BART) station and connections to local and regional bus lines including Dumbarton Express which provides service to the Peninsula, The Station District is planned to accommodate approximately 2 million square feet of office development.

The vision for the Station District includes providing jobs and housing within proximity to the Intermodal Station, which connects the City with San Francisco, the greater East Bay, the Peninsula, and the Silicon Valley. The City, in partnership with BART, updated the BART station to prioritize pedestrian, bicycle and transit access and expand capacity on the southbound platform. A similar project is currently underway for the northbound platform. In addition, the City is working on a pedestrian connection to provide a more direct link from the core Station District area

to the Intermodal Station. In addition, there is potential for additional connections to existing and planned regional rail including the Altamont Commuter Express service and Dumbarton Rail.

As shown in Table 15 (Educational attainment by employment status), the majority (43 percent) of the City's employed workforce have a bachelor's degree or higher, which are applicable to the jobs that will be created with the Station District area. A large proportion of the unemployed labor workforce has a high school degree (45 percent) or less (20 percent), which indicates this segment of the population would need workforce development to obtain the majority of the jobs created within the Station District.

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

The majority of Union City's employed workforce (43 percent) have obtained a bachelor's degree or higher, which correlates with the City's largest workforce sectors: Education and Health Care Services and Professional, Scientific, Management Services. As discussed above, both of these sectors have an oversupply of labor compared to the jobs, indicating that workers are travelling outside the City for work.

The large proportion of Union City's unemployed workforce (24 percent) have obtained some college or an Associate's degree.

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 Employment Board, the local Workforce Investment Board that serves Union City, provides services to job seekers, youth and young adults, and employers under the Workforce Innovation and Opportunity Act. In June 2019, the Alameda County Workforce Employment Board adopted a modified two-year plan to address barriers to employment. Specifically, the board partnered with the Alameda County Social Services Agency so that the agencies could work together to build awareness of each other's programs. They propose to achieve this through providing CalFresh and Supplemental Nutrition Assistance Program (SNAP) employment and training workshops and co-enrolling SNAP participant in the Workforce Employment programs.

The Alameda County Workforce Employment Board will continue with the programs set forth in the 2017-2020 Strategic Four-Year Local Plan, which center around three core objectives: Partnerships to Increase Physical and Programmatic Access, Employer Engagement through Marketing to Expand Knowledge of Services, and Technology and Data Sharing Practices. In addition, the Workforce Employment Board's partnership with the America's Job Center of California (AJCC) supports programs to service populations in Alameda County with unique barriers

to employment and low job retention rates. With the support of the Workforce Employment Board, the AJCC runs the Comprehensive One-Stop Career Center for Alameda County's American Indian population, which provides employment support services, and La Familia, a youth support center serving, among others, the children of migrant seasonal workers.

The goals of the City's ConPlan are supported by the Alameda County Workforce Employment Board and its partners because the goals provide targeted programs that address the barriers to employment that Union City's low- and extremely low-income populations face.

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.

Not applicable.

Discussion

As technology jobs expand from Silicon Valley, available jobs in the Professional, Scientific, Management Services sector are expected to grow in the City, which would provide jobs to the current oversupply of workers in this sector. However, as the number of jobs in the City are predicted to grow over the next 20 years, especially in the Manufacturing and Education and Health Care Services sectors, housing supply for all income levels will need to meet the needs of a growing workforce.

MA-50 Needs and Market Analysis Discussion

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

A concentration of housing problems is defined as a census tract with 50 percent or more of households having at least one of four housing problems: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; or 4) household is cost burdened.

The City has five census tracts that experience a concentration of housing problems. These tracts contain approximately 21,000 residents within approximately 6,300 households or approximately 30 percent of all Union City households. **Figure 1** below displays the concentration of housing problems within the City by census tract. Census tracts identified as having a concentration of housing problems (darkly shaded tracts) include:

- Census Tracts 4401, 4402, 4403.08, 4403.31, 4403.33

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

Figure 1 also shows the concentration of racial and ethnic minorities in the City by census tract. While there are no Racial/Ethnic Concentrated Area of Poverty (R/ECAPS) in Union City (a census tract that has a poverty rate of 40 percent or more and a racial or ethnic concentration where 50 percent or more of the tract is composed of minority residents), there is a correlation between concentrations of housing problems and concentrations of minority residents. Census tracts where at least 50 percent of household's experience housing problems have a majority of Hispanic households (shown in blue dots in **Figure 1** below) and Asian/Pacific Islander households (shown in purple dots below).

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

As discussed above, five census tracts within the City have a concentration of housing problems. The following is a description of each census tract's market:

- Census Tract 4401 – Median household income: $79,728
- Census Tract 4402 – Median household income: $74,833
- Census Tract 4403.08 – Median household income: $96,923
- Census Tract 4403.31 – Median household income: $104,015
- Census Tract 4403.33 – Median household income: $128,750

Census tracts 4401, 4402, and 4403.08 are below 80 percent ($99,592) of the San Francisco-Oakland-Hayward metropolitan statistical area median income.

Are there any community assets in these areas/neighborhoods?

The following is a description of each census tract's community assets:

- Census Tract 4401 – Contains single-family homes. Most of the tract is located in the City's Hillside area, which is currently vacant.
- Census Tract 4402 – Contains single-family and smaller multi-family units and some retail. The census tract houses the New Haven Adult School, Union City Teen Workshop, Centro De Servicios, and Tiburcio Vasquez Health Center. It is also home to many churches and religious organizations.
- Census Tract 4403.08 – Contains single-family and multifamily homes. Includes Kennedy Youth Center, James Logan High School, Union City Library, Searles Elementary School, and City facilities.
- Census Tract 4403.31 – Contains single-family homes and industrial uses. Houses Kaiser Permanente medical offices, Union City Farmers Market, Alvarado Middle and Elementary Schools, and Itliong-Vera Cruz Middle School.
- Census Tract 4403.33 – Contains a commercial shopping center, retail, and single-family homes.

Are there other strategic opportunities in any of these areas?

Not applicable. The City has not set geographic priority areas.

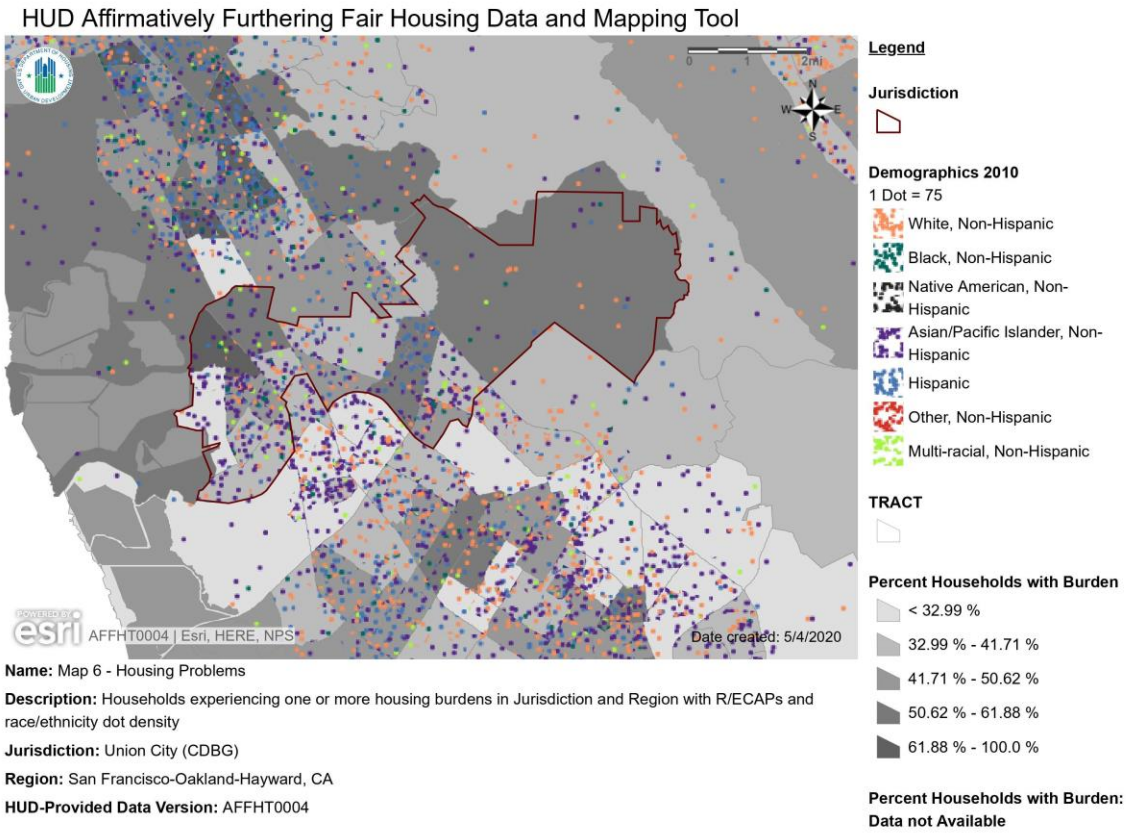


Figure 1 - Households with Housing Problems

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the California Interactive Broadband Map, most of the City is served by fixed-service broadband and most unserved areas are nonresidential.[1] However, the City has identified the need to establish an Information Technology (IT) committee to prioritize technology investments within the City and implement the citywide IT plan. The City also plans to assess the feasibility of using a private provider to add high-speed internet with the goal of enhancing business attraction.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change is a phenomenon where greenhouse gases (GHGs) produced by natural and man-made sources trap heat in the atmosphere, causing an increase in the global average air and ocean temperatures and the melting of snow and ice, which consequently causes sea level rise.

Depending on the level of emissions, by 2050, the average temperature of the San Francisco Bay Area is projected to rise between 1.8- and 5.4-degrees Fahrenheit.[1] Increased temperatures could manifest as heat waves, which would lead to increased incidents of heat stress and heat stroke and exacerbate existing health conditions. Furthermore, the lack of moisture in the air, when compounded by long-term drought, may also increase the risk of wildfires, resulting in more deaths, destroyed property, and increased air pollution.

Climate change may also cause increased occurrences of extreme weather events, such as storms and flooding. This would increase fatal and nonfatal injuries and damage housing and may result in permanent displacement.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

LMI households and those with special needs without the means to evacuate would be more vulnerable during natural disasters caused by climate change. It would be difficult for households to acquire transportation and housing accommodations during an emergency. Additionally, housing destroyed by natural disasters would be difficult to replace at the same affordability level in an already constrained housing market.

Furthermore, households without adequate air conditioning systems would be at increased risk of heat stress and heat stroke.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan section within the 2020-2024 Consolidated Plan identifies the five-year goals that the City of Union City (City) expects to achieve during the 2020–24 ConPlan period.[1] These goals are aligned with HUD's objectives and outcomes and are achieved through the Annual Action Plan, which divides the five-year goals into annual targets. The City has collaborated with the County of Alameda to determine the HOME Consortium needs and goals that align with those needs. The Strategic Plan includes goals to address housing needs, homeless needs, supportive housing needs, and community development needs.

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

Geographic Area

Table 93 - 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:	
	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 allocates CDBG funds to benefit low- to moderate-income (LMI) households and does not have target areas. Instead, the City focuses its services across the City as a whole.

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

Priority Needs

Table 94 – Priority Needs Summary

1	**Priority Need Name**	Housing Needs
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City-wide
	Associated Goals	Promote Production, Rehabilitation, and Preservati Reduce Housing Discrimination
	Description	Preserve and increase the amount of and affordable housing. Reduce housing discrimination.
	Basis for Relative Priority	Community engagement efforts identified the need for additional affordable rental housing, housing for seniors, and rental assistance. Additionally, five census tracts in the City have a concentration of housing problems (where 50 percent or more of households have at least one of the four housing problems): 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. Additionally, these areas seem to have a higher proportion of minority residents than areas of the City without concentrations of housing problems. Additionally, according to the Alameda County 2020-2025 Regional Analysis of Impediments, disability is the basis for 48 percent of housing discrimination complaints brought to ECHO Fair Housing, the City's fair housing service provider. In total, ECHO Fair Housing reported 62 fair housing discrimination cases in Union City between 2015 and 2019.
2	**Priority Need Name**	Homeless Needs
	Priority Level	High
	Population	Chronic Homelessness

	Geographic Areas Affected	
	Associated Goals	Reduce Homelessness
	Description	Prevent homelessness and provide homeless support services.
	Basis for Relative Priority	As identified in NA-50, community engagement efforts, including stakeholder feedback, identified homeless services, including mental health resources, rental assistance, essential needs assistance, financial coaching, deposit assistance, and case management, as priority needs for the homeless population. Additionally, as identified by community engagement efforts, childcare, utility assistance, and employment assistance were identified as priority needs for homelessness prevention.
3	**Priority Need Name**	Supportive Housing Needs
	Priority Level	High
	Population	Extremely Low Low Families with Children Elderly Public Housing Residents Chronic Homelessness Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth 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
	Geographic Areas Affected	
	Associated Goals	Increase Availability of Supportive Housing

	Description	Increase the amount of housing with supportive services.
	Basis for Relative Priority	Community engagement efforts identified a need for housing with supportive services for families, the elderly, and persons with disabilities. Stakeholders also identified the need for mental health services, essential needs services, legal services, transportation assistance, and other wrap around services.
4	**Priority Need Name**	Community Development Needs
	Priority Level	Low
	Population	Extremely Low Low Moderate Families with Children Public Housing Residents Chronic Homelessness Chronic Substance Abuse veterans 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
	Geographic Areas Affected	
	Associated Goals	Improve Public Facilities Support Public Service Programs Fund Economic Development
	Description	Improve public facilities and provide public services.

	Basis for Relative Priority	Community stakeholders identified the need for public services for low-income and special needs populations, including mental health services, essential needs assistance, legal assistance, domestic violence services, youth programs, and violence prevention. Additionally, survey results identified that energy efficiency in housing was also a top priority. Additionally, community engagement efforts identified the need for street, streetlighting, sidewalk, crosswalk, and sewer/storm drain improvements in the City. Furthermore, the Union City 2020-25 Strategic Plan (a non-CDBG citywide plan approved in September 2019) identifies the public improvements and facilities needs of the City, including parks maintenance, upgrades to City facilities, buildout of the bicycle/pedestrian network, and improvement of internet speeds. The plan also identified the need for economic development.

Narrative (Optional)

The City of Union City, the County of Alameda, as well as neighboring cities work together as part of the HOME Consortium and as such are taking a regional approach to the Consolidated plan needs and goals. More information, such as regional data and analysis, can be found in the County's Strategic Plan.

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

Introduction

If the City is to receive additional CDBG-CV funds to assist with the preparation, prevention or response to the COVID-19 pandemic, the City will allocate these funds to activities already funded with the CDBG-CV funds or the City's activities under the current fiscal year. Other funding sources will be taken back to the City Council for approval.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	548,351	0	0	548,351	2,190,000	CDBG funds will be used for public services and capital improvements within the City.
Other	public - federal	Housing	148,051	0	0	148,051	590,000	HOME Consortium funds will be used for Tenant-Based Rental Assistance

Table 95 - 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

Entitlement Funds

Leverage means to combine funding sources, such as local, state, or other federal financial resources, with HUD funding in order to increase project efficiencies and benefit from economies of scale. The City will indirectly utilize the following federal programs:

- Section 8 Housing Choice Voucher Program
- Section 108
- Section 202
- Section 811
- Affordable Housing Program through the Federal Home Loan Bank

The above programs, except for Section 108, are provided by the Housing Authority of the County of Alameda and affordable housing developers.

Additionally, in 2017, the governor signed the Building Homes and Jobs Act (Senate Bill [SB] 2), which established a $75 recording fee on real estate documents to increase the supply of affordable housing in California. Funding is used to help cities and counties accelerate housing production, streamline approval of housing development, facilitate housing affordability, promote development, and ensure geographic equity in the distribution of funds.

The City was awarded an SB 2 grant in the sum of $310,000. The City is utilizing these funds to prepare objective standards for its multi-family zoning districts and a CEQA checklist that tiers off of the City's recently adopted 2040 General Plan EIR to better clarify development expectations, streamline CEQA processes, and reduce application processing timelines for both affordable and market-rate housing projects.

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 owns and operates community parks and facilities that will be provided ADA accessibility upgrades and other improvements throughout the ConPlan period.

Additionally, the City is currently processing an application for an 81-unit affordable housing project on City-owned property. The City plans to enter into a long-term lease with the developer. The City will also be taking possession of property from Caltrans that will be likely be required to be offered to affordable housing developers per the Surplus Lands Act.

Further, the governor of California continues to explore the use of state and federal surplus property to provide housing for homeless individuals.

Discussion

HUD allocations are critical to meeting these needs; however, they are not sufficient to address all the needs of LMI households. Therefore, the City will continue to leverage other funding sources to provide services to populations in need.

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
UNION CITY	Government	Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
County of Alameda HCD	Government	Ownership Rental	Region
Housing Authority of Alameda County	PHA	Public Housing	Other
Alameda County Everyone HOME	Continuum of care	Homelessness Planning	Other
ECHO HOUSING	Other	Ownership Public Housing Rental	Region
Eden I&R	Non-profit organizations	Homelessness Public Housing Rental	Region

Table 96 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The greatest strength of Alameda County's institutional delivery structure is the level of interjurisdictional coordination of services as well as the coordination between service providers themselves. The Alameda County HOME Technical Advisory Committee (HTAC), comprising staff from the individual jurisdictions in the County, meets regularly to discuss programmatic and policy matters relating to federal housing and community development funding sources available to these jurisdictions.

The largest gap in the institutional delivery structure is a lack of financial resources to fund supportive services, which can also limit community development efforts. Additionally, coordination, although strong, could be stronger to support these efforts.

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		
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 97 - 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)

Institutional structures—such as the health care system, corrections and probation, and social services—ensure that individuals are not discharged into homelessness. Rapid re-housing programs are available in Alameda County to assist participants in exiting homelessness and maintaining stable housing. Additionally, Temporary Assistance for Needy Families and Supplemental Security Income are available to provide income to low-income families. Furthermore, the Alameda County Health Care Services Agency ensures that eligible participants enroll in Medi-Cal or Medicare to receive no or low-cost health care.

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 institutional delivery system is strong in delivering mainstream services to homeless individuals. These include cash, medical, nutritional, and housing assistance programs. Additionally, Alameda County has two employment programs targeted directly to homeless individuals.

One of the gaps in the service delivery system is the general lack of funding to maintain the level of supportive services that are needed. Due to the ever-increasing costs in the California Bay Area, this continues to be an issue that the City must overcome in order to assist special needs populations and persons experiencing homelessness.

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 City works closely with other jurisdictions to coordinate services, but there is not enough funding to provide the amount of supportive services needed. The City recognizes these gaps as a high priority and will continue to work with other cities, Alameda County, and service providers to coordinate and expand supportive services.

The City will work also continue to pursue funding opportunities as they become available in order to overcome the gaps in the institutional structure.

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	Promote Production, Rehabilitation, and Preservati	2020	2025	Affordable Housing		Housing Needs	CDBG: $500,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Reduce Housing Discrimination	2020	2025	Affordable Housing		Housing Needs	CDBG: $50,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
3	Reduce Homelessness	2020	2025	Homeless		Homeless Needs	CDBG: $100,000	Homelessness Prevention: 100 Persons Assisted
4	Increase Availability of Supportive Housing	2020	2025	Affordable Housing		Supportive Housing Needs	CDBG: $188,681 HOME Consortium: $740,000	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
5	Improve Public Facilities	2020	2025	Non-Housing Community Development		Community Development Needs	CDBG: $1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Support Public Service Programs	2020	2025	Non-Housing Community Development		Community Development Needs	CDBG: $310,000	Public service activities other than Low/Moderate Income Housing Benefit: 1750 Persons Assisted
7	Fund Economic Development	2020	2025	Non-Housing Community Development		Community Development Needs	CDBG: $100,000	Jobs created/retained: 40 Jobs

Table 98 – Goals Summary

Goal Descriptions

1	**Goal Name**	Promote Production, Rehabilitation, and Preservati
	Goal Description	• Promote the production of affordable rental housing by supporting the acquisition, rehabilitation, and new construction of units. • Provide assistance to low- and moderate-income homeowners in order to maintain and preserve housing stock at that affordability level. • Use all resources available to promote the preservation of existing rental housing stock occupied by low- and moderate-income households and promote its affordability. • Provide assistance for, and increase affordability of, homeownership for first time low/moderate-income homebuyers.
2	**Goal Name**	Reduce Housing Discrimination
	Goal Description	• Reduce housing discrimination through provision of fair housing and landlord/tenant services.

3	**Goal Name**	Reduce Homelessness
	Goal Description	• Use resources to rapidly re-house households. • Reduce the number of people being homeless. • Increase the rate at which people exit homelessness to permanent housing.
4	**Goal Name**	Increase Availability of Supportive 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. • Provide Tenant-Based Rental Assistance (TBRA) subsidies with supportive services.
5	**Goal Name**	Improve Public Facilities
	Goal Description	• Support the expansion of existing and/or new development of park and recreation facilities to the extent feasible. • Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible. • Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible. • Support the provision of accessibility improvements to the extent feasible. • Support provision of infrastructure improvements to the extent feasible. • Support expansion or improvement of public facilities to the extent feasible.
6	**Goal Name**	Support Public Service Programs
	Goal Description	• Support critical public service activities to the extent feasible.

7	**Goal Name**	Fund Economic Development
	Goal Description	• Support expansion and creation of economic development opportunities to the extent feasible.

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 of Union City is a member of the Alameda County HOME Consortium. The City receives annual allocations from the Consortium, which are used to provide Tenant-Based Rental Assistance (TBRA) to households in crisis. The City has contracted with the City of Fremont to operate the TBRA program. The program benefits 20 Union City households.

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 does not have a lead-based paint (LBP) reduction program but does coordinate with Alameda County. 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 ACHHD also keeps a Lead-Safe Housing Listing that informs the renting community of housing units that have been made safe from LBP hazards. Only units completed through the program are eligible for this registry. These units were determined to be lead-safe following their participation in the Alameda County Affordable Lead-Safe Housing Program funded by HUD's Office of Healthy Homes and Lead Hazard Control.

The City will continue to provide lead-based paint testing as a component of its minor home repair program as required by HUD regulations.

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

The ACHHD has been and will continue to follow the Advancing Healthy Housing Strategy for Action, which was developed by the County to reduce the number of American homes with residential health and safety hazards. The department has developed a consensus of the basic concept of a healthy home; encourages the adoption of the federally recognized criteria for healthy homes with each partner agency; 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 ACHHD developed an action plan to advance healthy homes by identifying LBP hazards and other housing-related health and safety deficiencies and working with partners to bring needed resources and cost-effectively create safe and healthy homes for vulnerable populations in Alameda County. The ACHHD continues to provide trainings and presentations, e.g., 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 other agencies and organizations in the jurisdiction. The ACHHD also provides education to parents, medical providers, realtors, building officials, social service agencies and others to incorporate healthy housing principles into day-to-day activities.

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

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

According to the ACS 2014-2018 5-Year Estimates, 6 percent of households (4,756) in Union City are below the poverty level. It is difficult for low-income families to secure housing without a form of housing assistance, as many families do have enough income to pay for other essential needs, such as food, childcare, health care, and transportation. This results in many families becoming housing unstable or homeless.

Low-income families living in poverty are in critical need of income supports in order to stabilize housing and provide other essential needs. Income supports include local, state, and federally funded programs. Temporary Assistance to Needy Family is a federal program that provides income to low-income families; however, the income provided is not adequate for a family to move out of poverty. Supplemental Security Income, another federal program, provides income to people with disabilities that are unable to work. Other programs include CalFresh (the California nutritional assistance program) and Medi-Cal, which cover some of the costs of food and medical care, respectively.

To complement these programs, the City funds multiple public services through the CDBG program and other sources of funding, such as the General Fund, that are intended to support the service needs of extremely low- and very low-income families and individuals. For example, the City used CDBG funds for the Union City Family Center, which provides emergency food, clothing, health insurance enrollment assistance, and on-site social services to students and families within the New Haven Unified School District and surrounding communities. Providing families with food and clothing allows them to save their own money to spend on other important things such as rent, therefore improving their financial situation. In addition, the on-site social services to students and families within the New Haven Unified School District help them by removing barriers and creating opportunities to enable all students to reach their highest aspirations and allow them to succeed in escaping poverty.

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

The City works closely with its service providers, the HOME Consortium Technical Advisory Committee, the Alameda County Housing and Community Development Advisory Committee, and EveryOne Home to ensure that projects complement each other and are not duplicative.

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 progress on activities undertaken with HUD funds as part of its ongoing performance monitoring procedures. This includes bimonthly meetings of the HOME Consortium Technical Advisory Committee where project progress is updated and biweekly meetings of the Economic and Community Development Department staff to discuss program and project implementation progress. 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. The City has adopted and implemented procedures to monitor its program operations. 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 noncompliance.

The City will comply with statutory requirements required by the CDBG 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.

Expected Resources

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

Introduction

If the City is to receive additional CDBG-CV funds to assist with the preparation, prevention or response to the COVID-19 pandemic, the City will allocate these funds to activities already funded with the CDBG-CV funds or the City's activities under the current fiscal year. Other funding sources will be taken back to the City Council for approval.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	548,351	0	0	548,351	2,190,000	CDBG funds will be used for public services and capital improvements within the City.
Other	public - federal	Housing	148,051	0	0	148,051	590,000	HOME Consortium funds will be used for Tenant-Based Rental Assistance

Table 99 - 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

Entitlement Funds

Leverage means to combine funding sources, such as local, state, or other federal financial resources, with HUD funding in order to increase project efficiencies and benefit from economies of scale. The City will indirectly utilize the following federal programs:

- Section 8 Housing Choice Voucher Program
- Section 108
- Section 202
- Section 811
- Affordable Housing Program through the Federal Home Loan Bank

The above programs, except for Section 108, are provided by the Housing Authority of the County of Alameda and affordable housing developers.

Additionally, in 2017, the governor signed the Building Homes and Jobs Act (Senate Bill [SB] 2), which established a $75 recording fee on real estate documents to increase the supply of affordable housing in California. Funding is used to help cities and counties accelerate housing production, streamline approval of housing development, facilitate housing affordability, promote development, and ensure geographic equity in the distribution of funds.

The City was awarded an SB 2 grant in the sum of $310,000. The City is utilizing these funds to prepare objective standards for its multi-family zoning districts and a CEQA checklist that tiers off of the City's recently adopted 2040 General Plan EIR to better clarify development expectations, streamline CEQA processes, and reduce application processing timelines for both affordable and market-rate housing projects.

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 owns and operates community parks and facilities that will be provided ADA accessibility upgrades and other improvements throughout the ConPlan period.

Additionally, the City is currently processing an application for an 81-unit affordable housing project on City-owned property. The City plans to enter into a long-term lease with the developer. The City will also be taking possession of property from Caltrans that will be likely be required to be offered to affordable housing developers per the Surplus Lands Act.

Further, the governor of California continues to explore the use of state and federal surplus property to provide housing for homeless individuals.

Discussion

HUD allocations are critical to meeting these needs; however, they are not sufficient to address all the needs of LMI households. Therefore, the City will continue to leverage other funding sources to provide services to populations in need.

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 100 – Goals Summary

Goal Descriptions

1	**Goal Name**	Promote Production, Rehabilitation, and Preservati
	Goal Description	
2	**Goal Name**	Reduce Housing Discrimination
	Goal Description	
3	**Goal Name**	Reduce Homelessness
	Goal Description	
4	**Goal Name**	Increase Availability of Supportive Housing
	Goal Description	
5	**Goal Name**	Improve Public Facilities
	Goal Description	

6	**Goal Name**	Support Public Service Programs
	Goal Description	
7	**Goal Name**	Fund Economic Development
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name
1	Minor Home Repair Grant Program
2	Abode Services
3	Community Child Care Council (4Cs) of Alameda County
4	Union City Family Center
5	Safe Alternatives to Violent Environments
6	Fair Housing - ECHO Housing
7	Stay Housed - Tenant-Based Rental Assistance
8	Spectrum Community Services
9	CAREavan Program
10	Rental Subsistence Payments Program
11	CDBG Planning and Administration
12	HOME Administration

Table 101 – Project Information

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

The City's ConPlan update coincides with the development of the first year Action Plan. The City awards CDBG funding to nonprofit agencies to provide public services and housing for low-income and special needs households. The City operates on a two-year grant funding cycle for CDBG grants.

HUD requires that 70 percent of all CDBG funds be spent on activities that would benefit low- to moderate income (LMI) households, which are those making 0-80 percent of AMI. The City allocates its CDBG funds to projects and programs that will primarily benefit 0-80 percent AMI households and special needs populations. The allocation of funds is made based on the needs identified in the ConPlan.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Minor Home Repair Grant Program
	Target Area	
	Goals Supported	Promote Production, Rehabilitation, and Preservati
	Needs Addressed	Housing Needs
	Funding	CDBG: $100,000
	Description	The Minor Home Repair Grant Program provided home repair grants for owner-occupied, extremely low-, very low-, and low-income households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 households.
	Location Description	Citywide
	Planned Activities	Provide minor home repair and accessibility improvement grants to lower-income homeowners.
2	**Project Name**	Abode Services
	Target Area	City-wide
	Goals Supported	Reduce Homelessness
	Needs Addressed	Homeless Needs
	Funding	CDBG: $20,000

	Description	Provide homeless shelter and services for individuals and families experiencing homelessness.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 persons.
	Location Description	Citywide
	Planned Activities	Provide shelter, meals, and case management and housing search services to homeless adults and children.
3	**Project Name**	Community Child Care Council (4Cs) of Alameda County
	Target Area	City-wide
	Goals Supported	Fund Economic Development
	Needs Addressed	Community Development Needs
	Funding	CDBG: $20,000
	Description	This microenterprise assistance program provides business support, education, technical assistance, and incentives to help Union City residents launch and operate in-home, family childcare businesses.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	8 jobs.
	Location Description	Citywide

	Planned Activities	1) Recruiting and assisting residents in applying for childcare licenses and starting up family childcare businesses, and 2) providing training, resources, and consultation to new and existing family childcare providers in Union City.
4	**Project Name**	Union City Family Center
	Target Area	City-wide
	Goals Supported	Support Public Service Programs
	Needs Addressed	Community Development Needs
	Funding	CDBG: $25,000
	Description	The Union City Family Center provides emergency food, clothing, health insurance enrollment, onâ¿•site social services, referrals, information, etc. The program also has family liaisons at every school site in the New Haven Unified School District
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 residents
	Location Description	Citywide
	Planned Activities	The Union City Family Center promotes "cradle to career" success by engaging and empowering children, youth, and families to use their full potential. The center operates a Family Resource Center in the greater Decoto neighborhood that functions as a hub of services. Families can get emergency food, clothing, and household supplies; sign up for public benefits; get financial coaching; enroll children in preschool, signâ¿•up for the CAREavan program; meet with case managers or counselors; and get referrals and linkages to other needed services.
5	**Project Name**	Safe Alternatives to Violent Environments
	Target Area	City-wide

	Goals Supported	Support Public Service Programs
	Needs Addressed	Community Development Needs
	Funding	CDBG: $15,000
	Description	The organization provides domestic violence services including crisis counseling, access to emergency resources, and temporary restraining order participation as well as teen dating violence prevention programs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 residents.
	Location Description	Citywide
	Planned Activities	COPS Program â¿• SAVE has partnered with the Union City police department to improve law enforcement's response to abuse victims and increase the officers' understanding of the dynamics of domestic abuse. COPS advocates work with the families, referred by the police department, to provide safety and well-being through crisis counseling, information and advocacy, access to emergency resources, and links to ongoing support services. SAVE advocates also provide support and guidance through the temporary restraining order process. The COPS advocate will provide on-site services 1 day per week at the Union City police department. Teen Dating Violence Prevention Program â¿• SAVE will conduct 60 hourâ¿•long classroom presentations to Union City students addressing the prevention of teen dating violence. The presentations will be provided to schools in Union City where a majority of the students are low income.
6	**Project Name**	Fair Housing - ECHO Housing
	Target Area	City-wide

	Goals Supported	Reduce Housing Discrimination
	Needs Addressed	Housing Needs
	Funding	CDBG: $10,000
	Description	The City has contracted with Eden Council for Hope & Opportunity (ECHO) to provide fair housing services for tenants and landlord including mediation and counseling services, fair housing testing, and education/outreach.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 households
	Location Description	Citywide
	Planned Activities	Fair housing services for tenants and landlords will include mediation and counseling services, fair housing testing, and education/outreach.
7	**Project Name**	Stay Housed - Tenant-Based Rental Assistance
	Target Area	City-wide
	Goals Supported	Increase Availability of Supportive Housing
	Needs Addressed	Supportive Housing Needs
	Funding	CDBG: $146,351
	Description	Stay Housed provides temporary rental assistance for households living in Fremont, Newark, Union City, and Hayward.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	20 households
	Location Description	Citywide
	Planned Activities	This program will provide tenant-based rental assistance to households experiencing a housing crisis with an income at or below 60 percent of the area median income; create income potential that will allow a household to cover their entire rent within a short period; and provide the opportunity to work with a SparkPoint financial coach.
8	**Project Name**	Spectrum Community Services
	Target Area	City-wide
	Goals Supported	Support Public Service Programs
	Needs Addressed	Community Development Needs
	Funding	CDBG: $10,000
	Description	The Senior Nutrition Program provides free meals daily to low-income seniors.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 residents
	Location Description	Citywide

	Planned Activities	The Senior Nutrition Program will prepare daily meals at a centralized kitchen in Hayward; meals are then delivered and served by trained volunteers at the Ralph and Mary Ruggieri Senior Center (5 days per week) and Tropics Mobile Park (2 days per week). The program has a registered dietitian who plans/creates meals that comply with the Dietary Guidelines for Americans, meet 1/3 of the dietary reference intakes for seniors, and meet strict food safety guidelines.
9	**Project Name**	CAREavan Program
	Target Area	City-wide
	Goals Supported	Support Public Service Programs
	Needs Addressed	Community Development Needs
	Funding	CDBG: $60,000
	Description	Provides safe overnight parking to persons living in their cars.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 residents
	Location Description	Citywide
	Planned Activities	The CAREavan Program will provide families and/or individuals who have been displaced and are temporarily homeless, living in their vehicles, and need a safe place to park overnight.
10	**Project Name**	Rental Subsistence Payments Program
	Target Area	City-wide
	Goals Supported	Increase Availability of Supportive Housing
	Needs Addressed	Supportive Housing Needs
	Funding	CDBG: $188,681

	Description	The City will provide rental subsistence payments to residents of Union City who are struggling financially due to COVID-19.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 households
	Location Description	Citywide
	Planned Activities	The Rental Subsistence Payments Program will help residents of Union City who have been struggling financially due to the COVID-19 pandemic and have been unable to pay their rent by providing them with payments in order to keep them housed.
11	**Project Name**	CDBG Planning and Administration
	Target Area	City-wide
	Goals Supported	Promote Production, Rehabilitation, and Preservati Reduce Housing Discrimination Reduce Homelessness Increase Availability of Supportive Housing Improve Public Facilities Support Public Service Programs Fund Economic Development
	Needs Addressed	Housing Needs Homeless Needs Supportive Housing Needs Community Development Needs
	Funding	CDBG: $99,670
	Description	General CDBG and HOME program administration

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	The City will use 20 percent of its entitlement and 20 percent of the current year program income to administer the CDBG program.
12	**Project Name**	HOME Administration
	Target Area	City-wide
	Goals Supported	Reduce Homelessness Increase Availability of Supportive Housing
	Needs Addressed	Housing Needs
	Funding	HOME Consortium: $1,700
	Description	General administration of HOME funds received from participating in the Alameda County HOME Consortium.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	General HOME program administration.

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 allocates CDBG funds to benefit LMI households and does not have target areas. Instead, the City focuses its services and capital improvements across the City as a whole. While the City does not have target areas, it recognizes that five census tracts are experiencing concentrations of housing problems and will prioritize grant resources to those areas when feasible.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 102 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

Please see discussion above.

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

Introduction

The following section describes the actions that the City will take to address the needs of Union City residents as identified in the ConPlan.

Actions planned to address obstacles to meeting underserved needs

The largest barrier that the City experiences in meeting the needs of residents is a lack of funding. Therefore, the City strives to use its existing funding in efficient and effective ways. In September 2016, Union City conducted a Public Services Needs and Assessment Study (Study) which determined whether existing service providers were meeting the needs of residents, identified any gaps in services, and strategized how to fill in the gaps.

The funding strategy and evaluation criteria that came out of the Study were used in the FY 2019-20/FY 2020-21 public service allocation process. The evaluation criteria prioritized programs that could address some of the Study's findings, such as locating services within Union City, providing equal opportunity outreach and marketing, creating more partnerships/collaborations to reduce duplication of services, and improving the collection and reporting of metrics and achievements. The public service projects included in this Annual Action Plan are a result of this strategy.

Additionally, the Alameda County Regional Analysis of Impediments to Fair Housing Choice outlines actions to be taken to increase available funding and increase fair housing choice. These include pursuing federal, state, and local funding and strategizing for the production of additional affordable housing.

Actions planned to foster and maintain affordable housing

The City faces many of the same barriers as the rest of the San Francisco Bay Area, including high housing costs, insufficient funding, and a lack of developable land. The City will continue to utilize local, state, and federal grant funding to create and preserve affordable housing. Additionally, the City will continue to do the following:

- Monitor the City's existing affordable housing to ensure it remains affordable.
- Explore the use of other grant funding from various sources.
- Work with housing developers to support the creation of new affordable housing.
- Provide technical assistance to housing developers to acquire public and private sources of

financing.

- Update City policies that present a barrier to affordable housing production.
- Coordinate with the HOME Consortium Technical Advisory Committee.

Additionally, the 2020-202 ConPlan sets out goals to foster and maintain affordable housing including:

- Promoting production, rehabilitation, and preservation of affordable housing
- Increase the availability of supportive housing

Furthermore, the Alameda County Regional Analysis of Impediments to Fair Housing Choice also includes actions to be taken by cities within the County, including Union City, that would increase the production of affordable housing and preserve existing affordable housing.

Actions planned to reduce lead-based paint hazards

The City does not have a lead-based paint (LBP) reduction program but does coordinate with Alameda County. 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, which will include healthy housing repairs and other rehabilitation services to residents and property owners of Alameda County.

The ACHHD keeps a Lead-Safe Housing Listing that informs the renting community of housing units that have been made safe from LBP hazards. Only units completed through the program are eligible for this registry. These units were determined to be lead-safe following their participation in the Alameda County Affordable Lead-Safe Housing Program funded by HUD's Office of Healthy Homes and Lead Hazard Control.

The City will continue to provide lead-based paint testing as a component of its minor home repair program as required by HUD regulations.

Actions planned to reduce the number of poverty-level families

According to the ACS 2014-2018 5-Year Estimates, 6 percent of households (4,756) in Union City are below the poverty level. It is difficult for low-income families to secure housing without a form of housing assistance, as many families do have enough income to pay for other essential needs, such as food, childcare, health care, and transportation. This results in many families becoming housing unstable or homeless.

Low-income families living in poverty are in critical need of income supports in order to stabilize housing and provide other essential needs. Income supports include local, state, and federally funded programs. Temporary Assistance to Needy Family is a federal program that provides income to low-income

families; however, the income provided is not adequate for a family to move out of poverty. Supplemental Security Income is another federal program that provides income to people with disabilities that are unable to work. Other programs include CalFresh (the California nutritional assistance program) and Medi-Cal, which cover some of the costs of food and medical care, respectively.

To complement these programs, the City funds multiple public services through the CDBG program and other sources of funding that are intended to support the service needs of extremely low- and very low-income families and individuals. For example, the City created and funds a program called CAREavan to give homeless families a safe place to park their cars and sleep for the night and also offers access to facilities, laundry, showers, and meals. The program was started 2016 in partnership with Union City, the Union City Family Center and several nonprofits and churches in 2016. The City also funds the Union City Family Center, which provides emergency food, clothing, health insurance enrollment assistance, and on-site social services, as well as the Youth and Family Services program, which provides youth violence prevention and intervention services to those in need in the community.

Actions planned to develop institutional structure

Institutional structures—such as the health care system, corrections and probation, and social services—ensure that individuals are not discharged into homelessness. Rapid re-housing programs are available in Alameda County to assist participants in exiting homelessness and maintaining stable housing. Additionally, Temporary Assistance for Needy Families and Supplemental Security Income are available to provide income to low-income families. Furthermore, the Alameda County Health Care Services Agency ensures that eligible participants enroll in Medi-Cal or Medicare to receive no or low-cost health care.

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.

The institutional delivery system is strong in delivering mainstream services to homeless individuals. These include cash, medical, nutritional, and housing assistance programs. Additionally, Alameda County has two employment programs targeted directly to homeless individuals.

The City works closely with other jurisdictions to coordinate services, but there is not enough funding to provide the amount of supportive services needed. The City recognizes these gaps as a high priority and will continue to work with other cities, Alameda County, and service providers to coordinate and expand supportive services.

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

service agencies

Union City's Economic and Community Development Department implements the City's housing initiatives and coordinates with the County and other jurisdictions as well as private organizations. The City will continue to take action to enhance coordination, including working with the other local jurisdictions as part of the HOME Technical Advisory Committee; engaging the City's Human Relations Commission to obtain input on housing and community needs; coordinating with EveryOne Home; collaborating with Alameda County, private housing developers, lenders, and nonprofit housing developers in order to create more affordable housing; funding nonprofit agencies serving lowâ¿ÂÂ•income residents; and encouraging collaboration and cooperation among local service providers.

Discussion

The City of Union City continues to implement policies and programs that alleviate poverty, address affordable housing needs, reduce LBP hazards, and improve institutional delivery structure and coordination between jurisdictions and service providers.

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	20
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:	**20**

Other CDBG Requirements

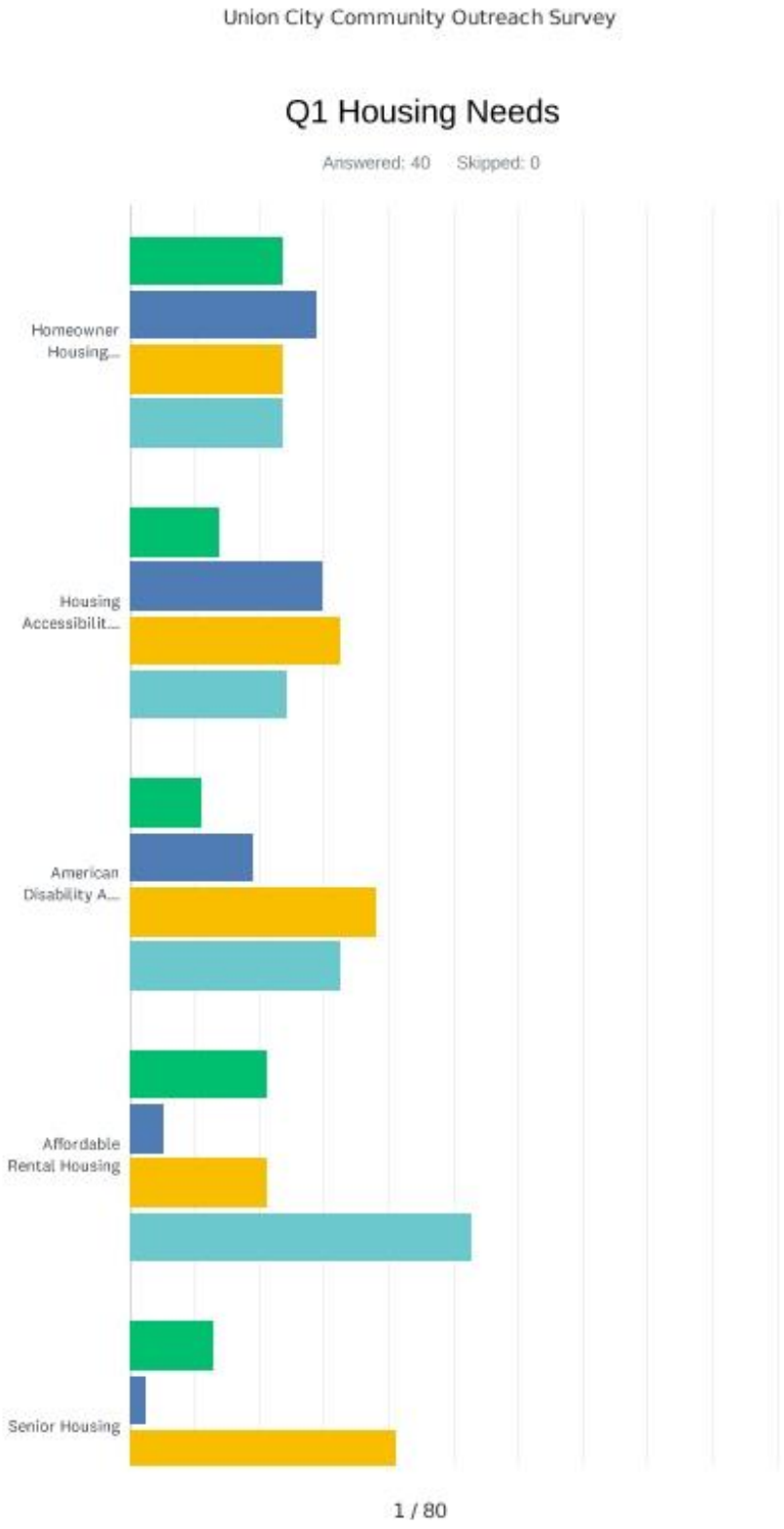
1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG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

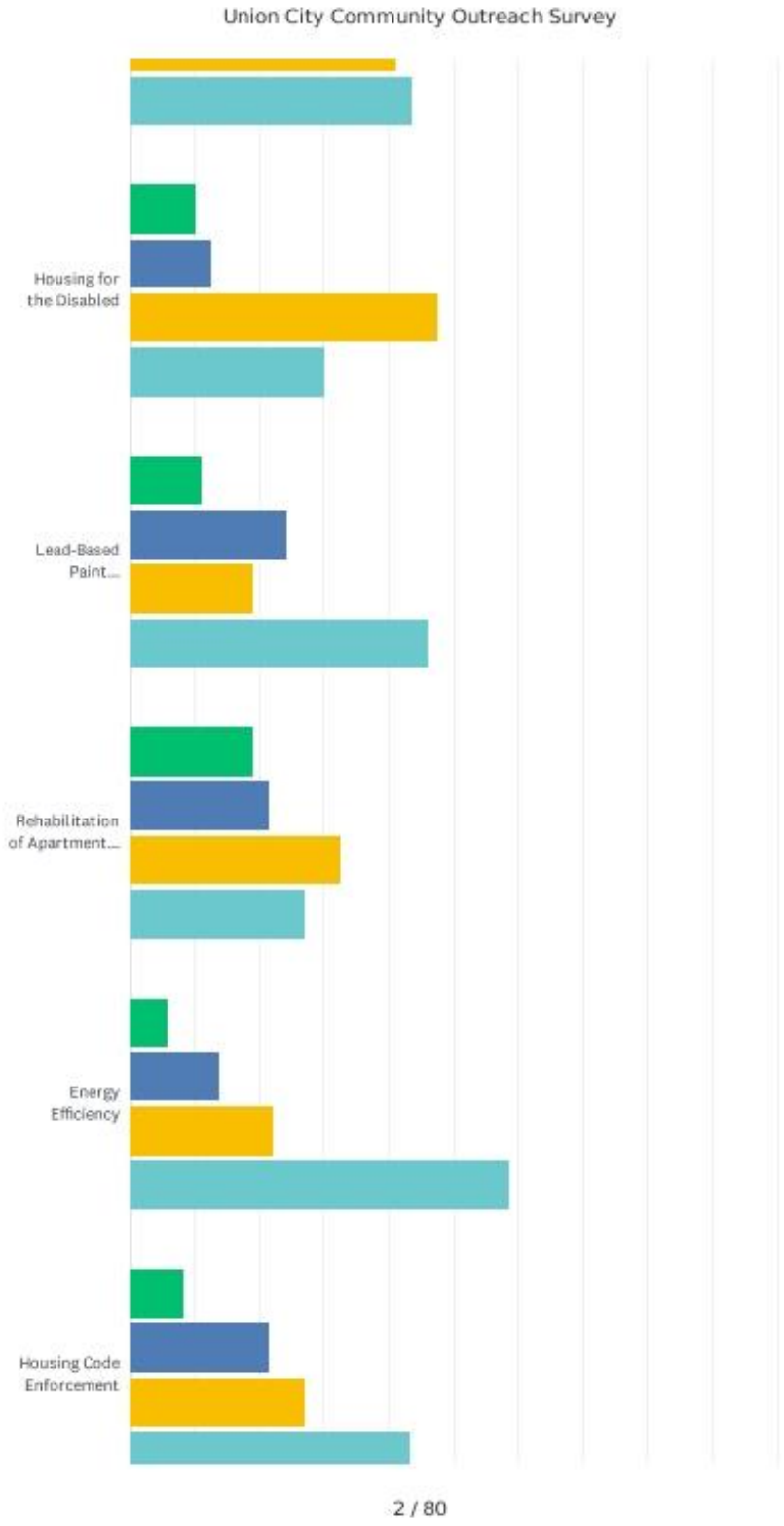
Discussion

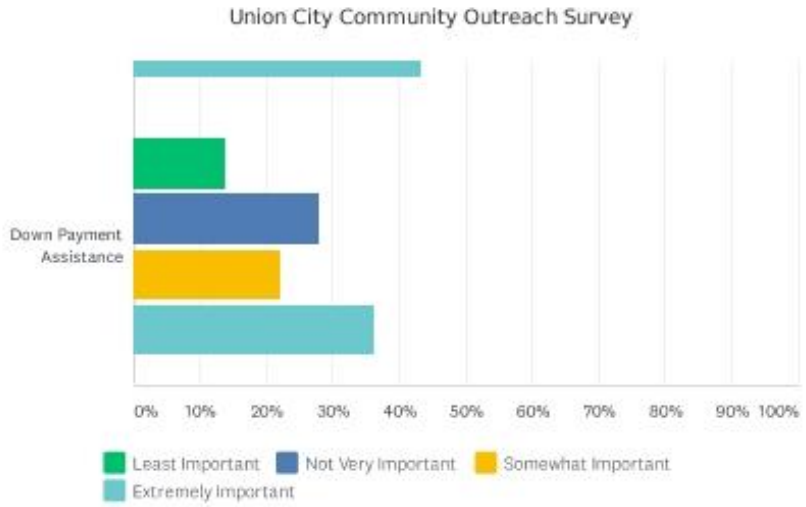
The City calculates its benefit to low- and moderate-income persons on an annual, one-year, basis.

Attachments

Citizen Participation Comments




Union City Community Outreach Survey
Housing for the Disabled
Lead-Based Paint...
Rehabilitation of Apartment...
Energy Efficiency
Housing Code Enforcement
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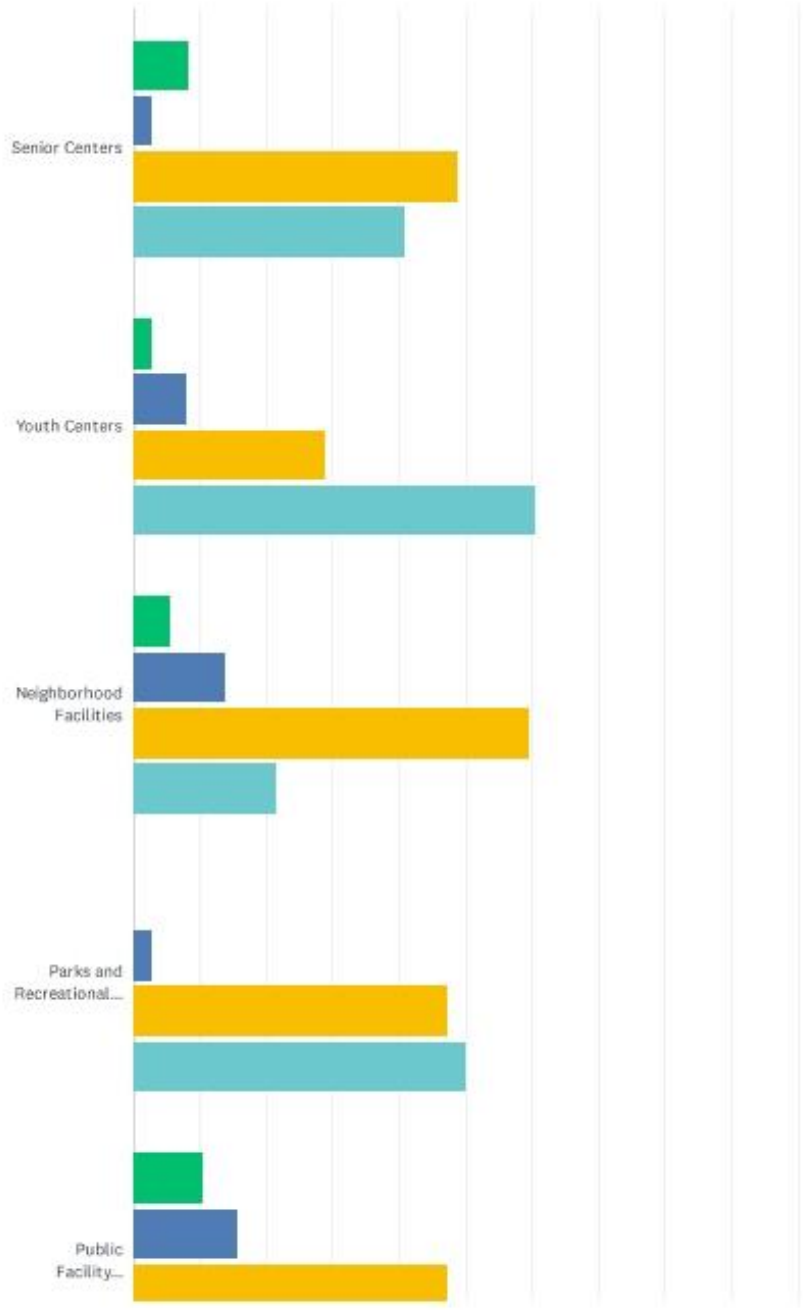


	LEAST IMPORTANT	NOT VERY IMPORTANT	SOMEWHAT IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Homeowner Housing Rehabilitation	23.68% 9	28.95% 11	23.68% 9	23.68% 9	38	2.47
Housing Accessibility Improvements	13.51% 5	29.73% 11	32.43% 12	24.32% 9	37	2.68
American Disability Act (ADA) Improvements	10.81% 4	18.92% 7	37.84% 14	32.43% 12	37	2.92
Affordable Rental Housing	21.05% 8	5.26% 2	21.05% 8	52.63% 20	38	3.05
Senior Housing	12.82% 5	2.56% 1	41.03% 16	43.59% 17	39	3.15
Housing for the Disabled	10.00% 4	12.50% 5	47.50% 19	30.00% 12	40	2.98
Lead-Based Paint Test/Abatement	10.81% 4	24.32% 9	18.92% 7	45.95% 17	37	3.00
Rehabilitation of Apartment Buildings	18.92% 7	21.62% 8	32.43% 12	27.03% 10	37	2.68
Energy Efficiency	5.56% 2	13.89% 5	22.22% 8	58.33% 21	36	3.33
Housing Code Enforcement	8.11% 3	21.62% 8	27.03% 10	43.24% 16	37	3.05
Down Payment Assistance	13.89% 5	27.78% 10	22.22% 8	36.11% 13	36	2.81

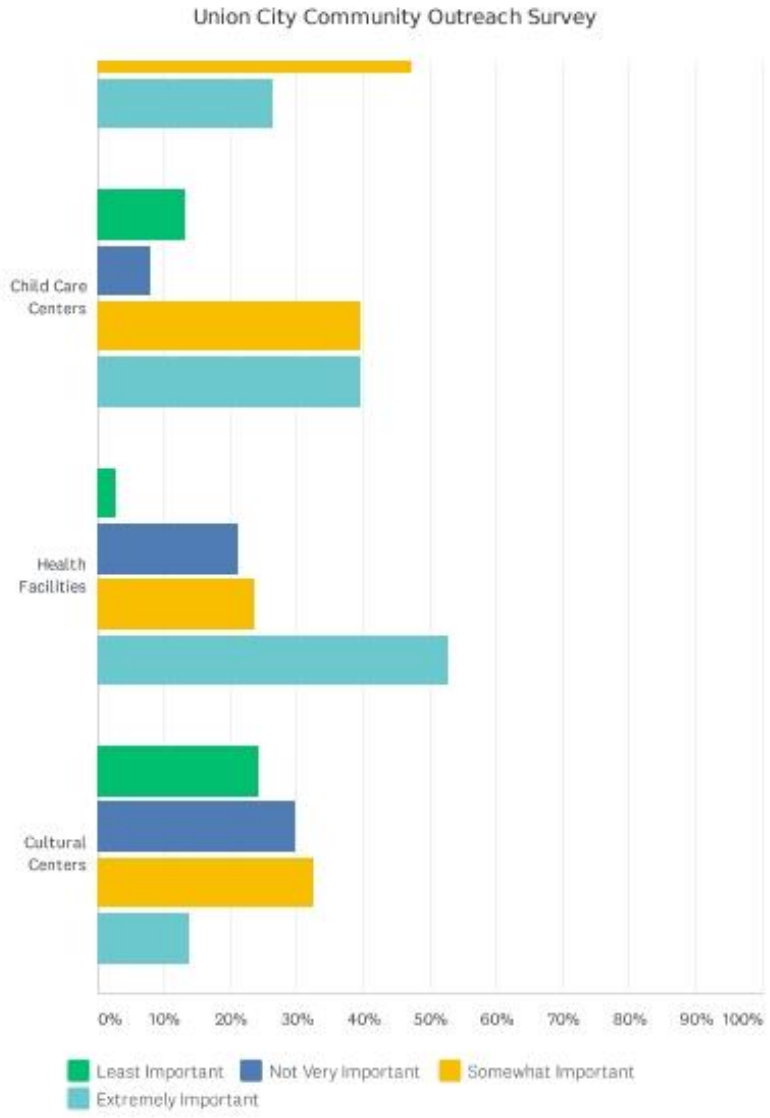
Union City Community Outreach Survey

Q2 Community Facility Needs

Answered: 39 Skipped: 1



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Union City Community Outreach Survey
Child Care Centers
Health Facilities
Cultural Centers
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Least Important
Not Very Important
Somewhat Important
Extremely Important

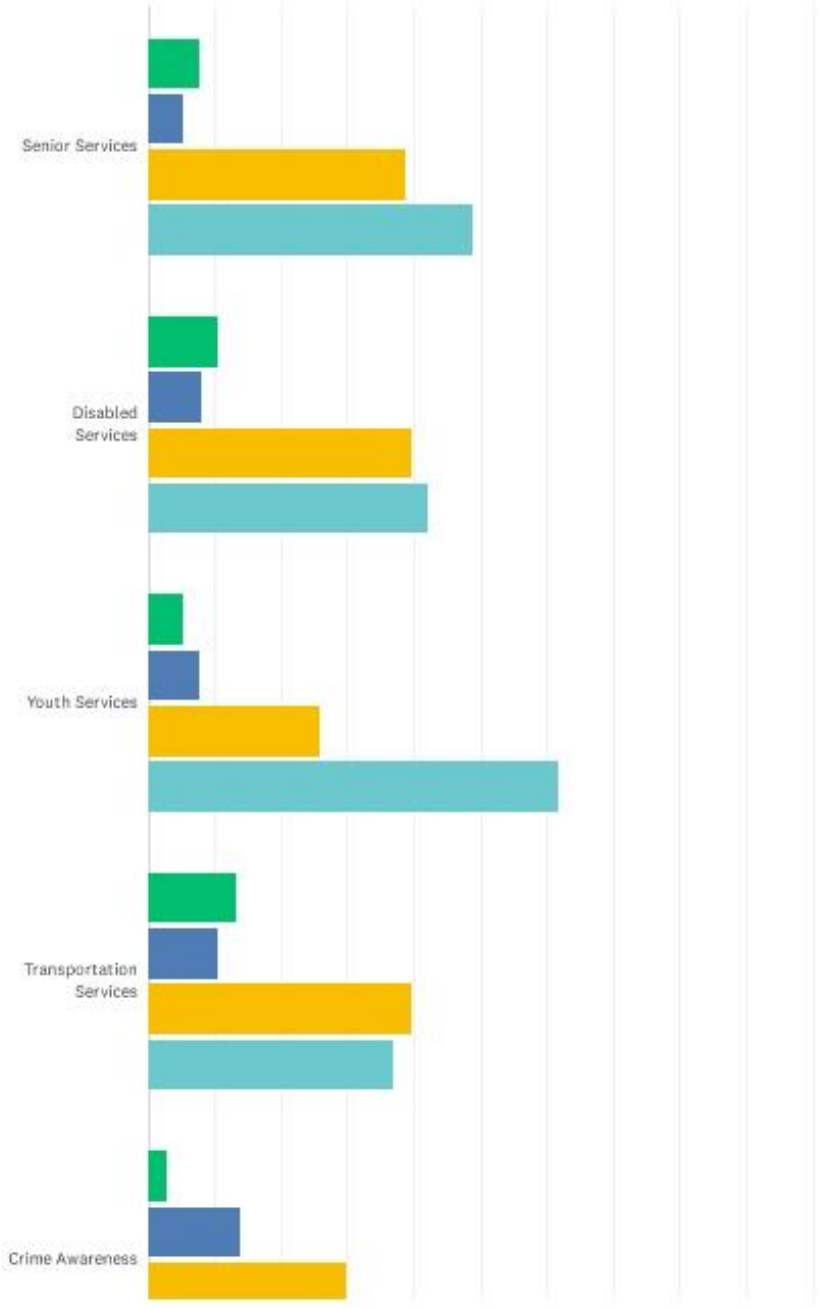
Union City Community Outreach Survey

	LEAST IMPORTANT	NOT VERY IMPORTANT	SOMEWHAT IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Senior Centers	8.11% 3	2.70% 1	48.65% 18	40.54% 15	37	3.22
Youth Centers	2.63% 1	7.89% 3	28.95% 11	60.53% 23	38	3.47
Neighborhood Facilities	5.41% 2	13.51% 5	59.46% 22	21.62% 8	37	2.97
Parks and Recreational Facilities	0.00% 0	2.63% 1	47.37% 18	50.00% 19	38	3.47
Public Facility Accessibility Improvements (ADA Improvements)	10.53% 4	15.79% 6	47.37% 18	26.32% 10	38	2.89
Child Care Centers	13.16% 5	7.89% 3	39.47% 15	39.47% 15	38	3.05
Health Facilities	2.63% 1	21.05% 8	23.68% 9	52.63% 20	38	3.26
Cultural Centers	24.32% 9	29.73% 11	32.43% 12	13.51% 5	37	2.35

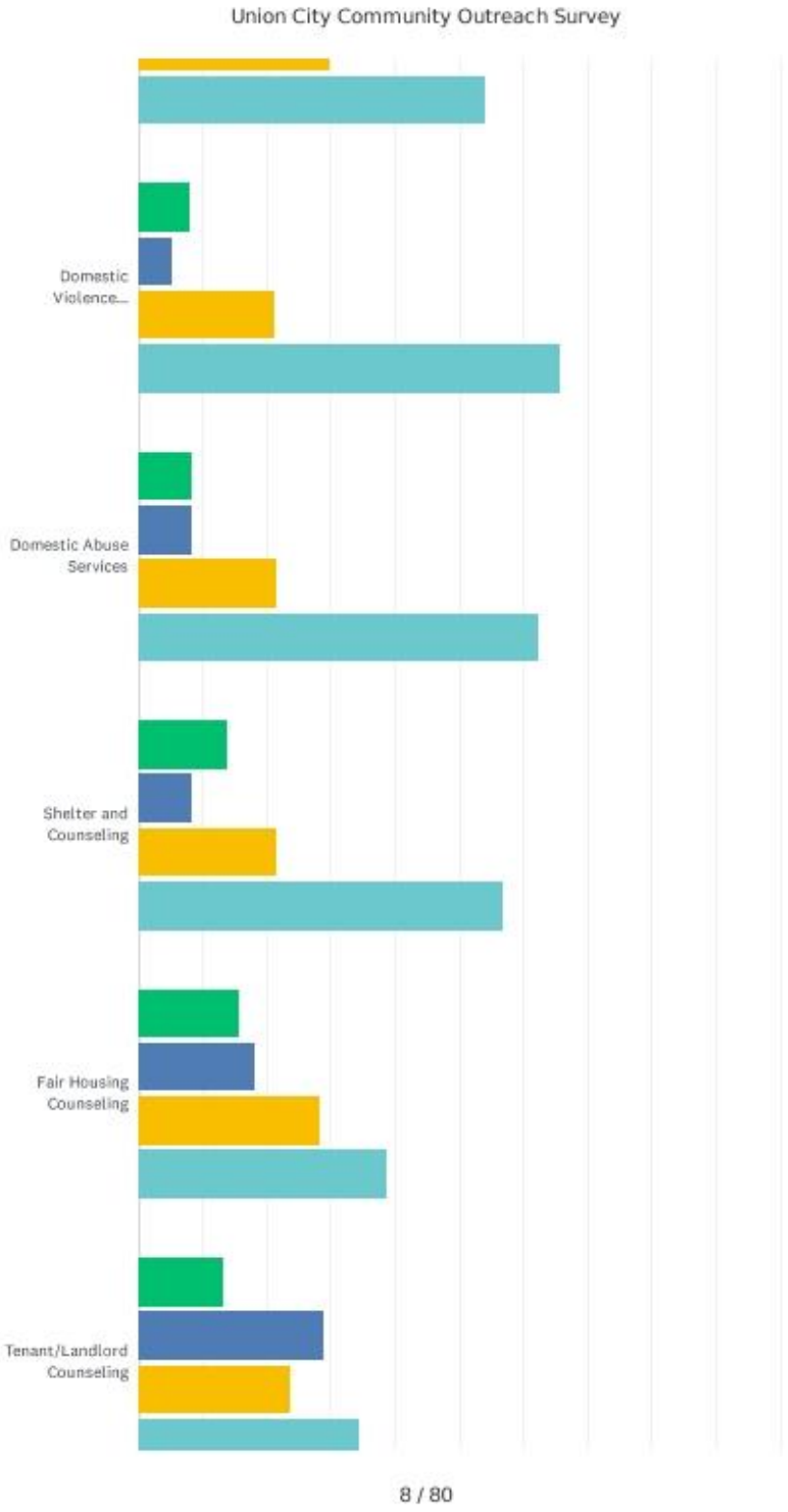
Union City Community Outreach Survey

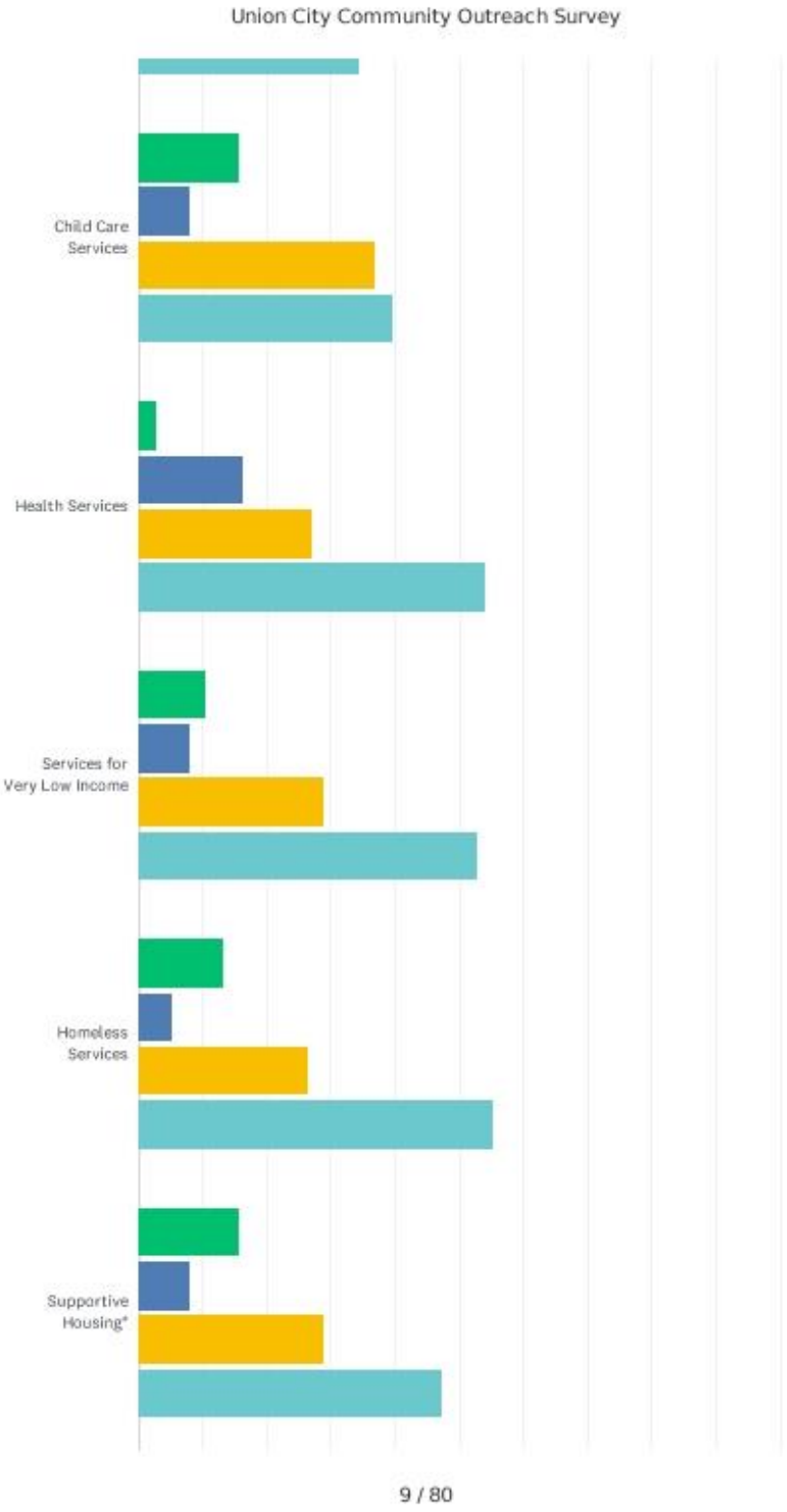
Q3 Community/Special Needs

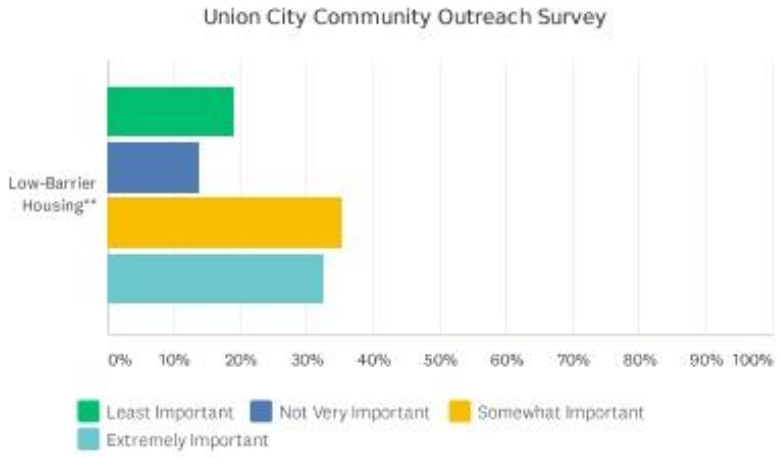
Answered: 39 Skipped: 1



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Union City Community Outreach Survey
Domestic Violence...
Domestic Abuse Services
Shelter and Counseling
Fair Housing Counseling
Tenant/Landlord Counseling
8 / 80


Union City Community Outreach Survey
Child Care Services
Health Services
Services for Very Low Income
Homeless Services
Supportive Housing*
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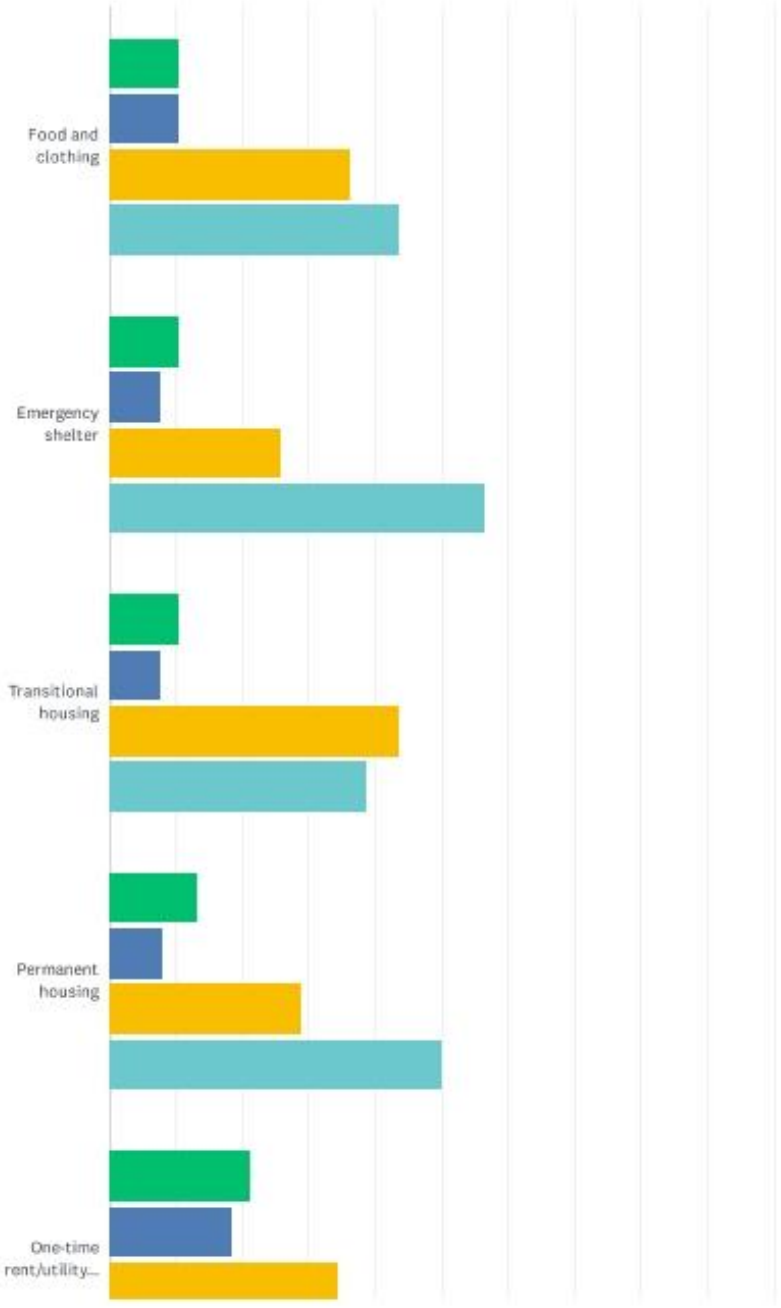


	LEAST IMPORTANT	NOT VERY IMPORTANT	SOMEWHAT IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Senior Services	7.69% 3	5.13% 2	38.46% 15	48.72% 19	39	3.28
Disabled Services	10.53% 4	7.89% 3	39.47% 15	42.11% 16	38	3.13
Youth Services	5.13% 2	7.69% 3	25.64% 10	61.54% 24	39	3.44
Transportation Services	13.16% 5	10.53% 4	39.47% 15	36.84% 14	38	3.00
Crime Awareness	2.70% 1	13.51% 5	29.73% 11	54.05% 20	37	3.35
Domestic Violence Services	7.89% 3	5.26% 2	21.05% 8	65.79% 25	38	3.45
Domestic Abuse Services	8.11% 3	8.11% 3	21.62% 8	62.16% 23	37	3.38
Shelter and Counseling	13.51% 5	8.11% 3	21.62% 8	56.76% 21	37	3.22
Fair Housing Counseling	15.38% 6	17.95% 7	28.21% 11	38.46% 15	39	2.90
Tenant/Landlord Counseling	13.16% 5	28.95% 11	23.68% 9	34.21% 13	38	2.79
Child Care Services	15.79% 6	7.89% 3	36.84% 14	39.47% 15	38	3.00
Health Services	2.70% 1	16.22% 6	27.03% 10	54.05% 20	37	3.32
Services for Very Low Income	10.53% 4	7.89% 3	28.95% 11	52.63% 20	38	3.24
Homeless Services	13.16% 5	5.26% 2	26.32% 10	55.26% 21	38	3.24
Supportive Housing*	15.79% 6	7.89% 3	28.95% 11	47.37% 18	38	3.08
Low-Barrier Housing**	18.92% 7	13.51% 5	35.14% 13	32.43% 12	37	2.81

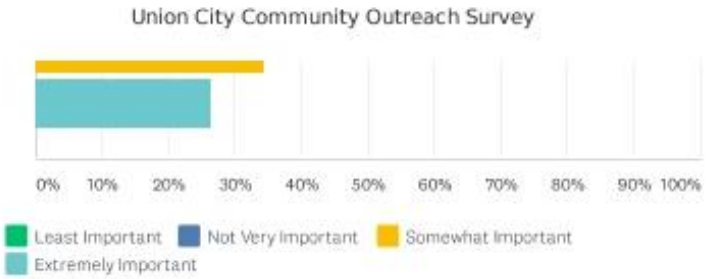
Union City Community Outreach Survey

Q4 Homeless Needs

Answered: 39 Skipped: 1



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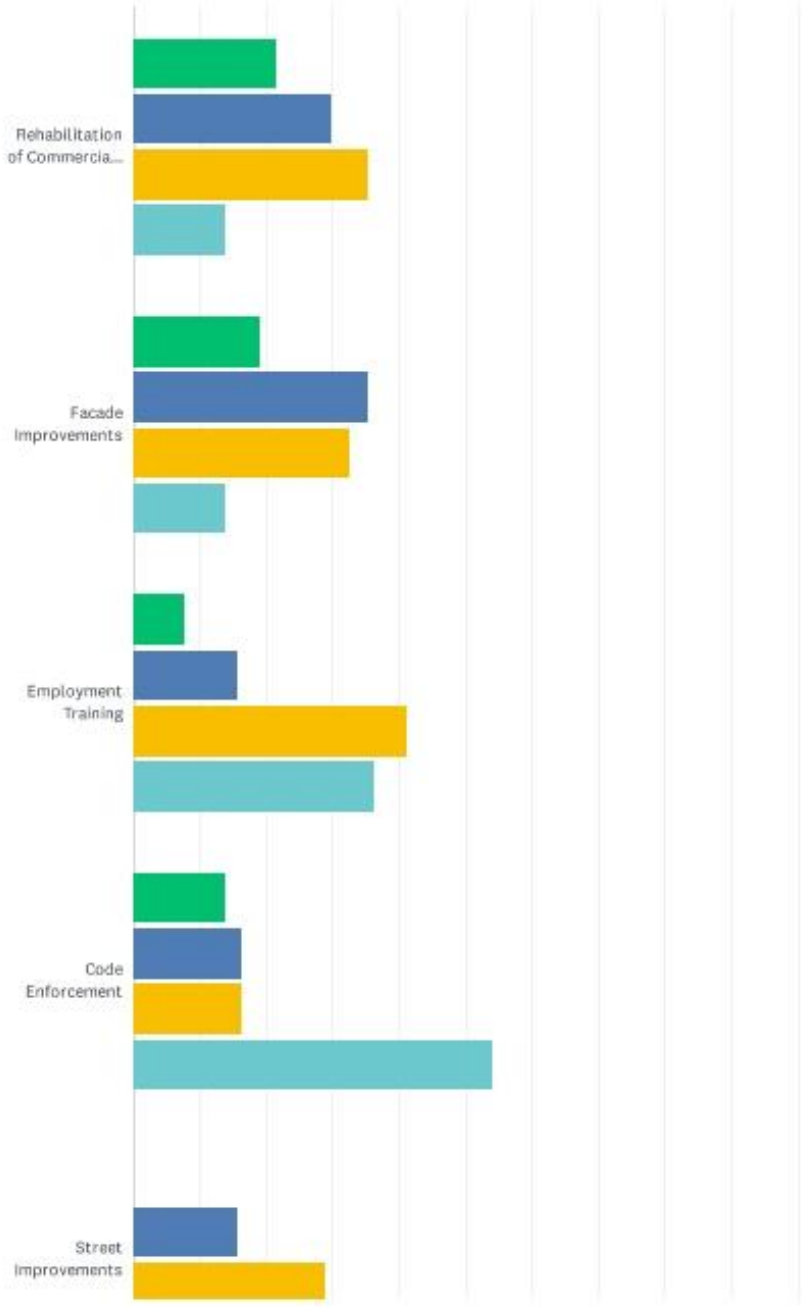


	LEAST IMPORTANT	NOT VERY IMPORTANT	SOMEWHAT IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Food and clothing	10.26% 4	10.26% 4	35.90% 14	43.59% 17	39	3.13
Emergency shelter	10.26% 4	7.69% 3	25.64% 10	56.41% 22	39	3.28
Transitional housing	10.26% 4	7.69% 3	43.59% 17	38.46% 15	39	3.10
Permanent housing	13.16% 5	7.89% 3	28.95% 11	50.00% 19	38	3.16
One-time rent/utility assistance	21.05% 8	18.42% 7	34.21% 13	26.32% 10	38	2.66

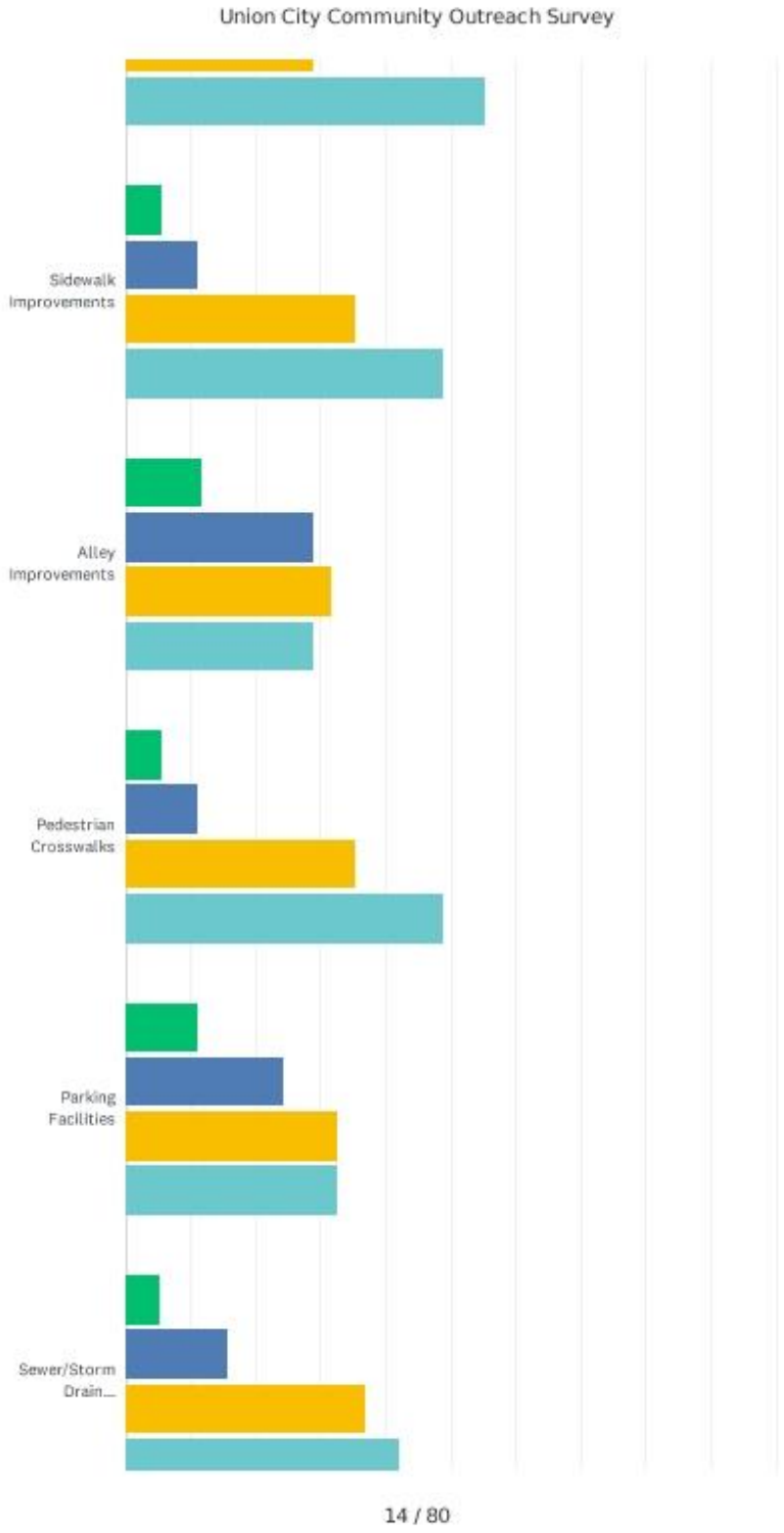
Union City Community Outreach Survey

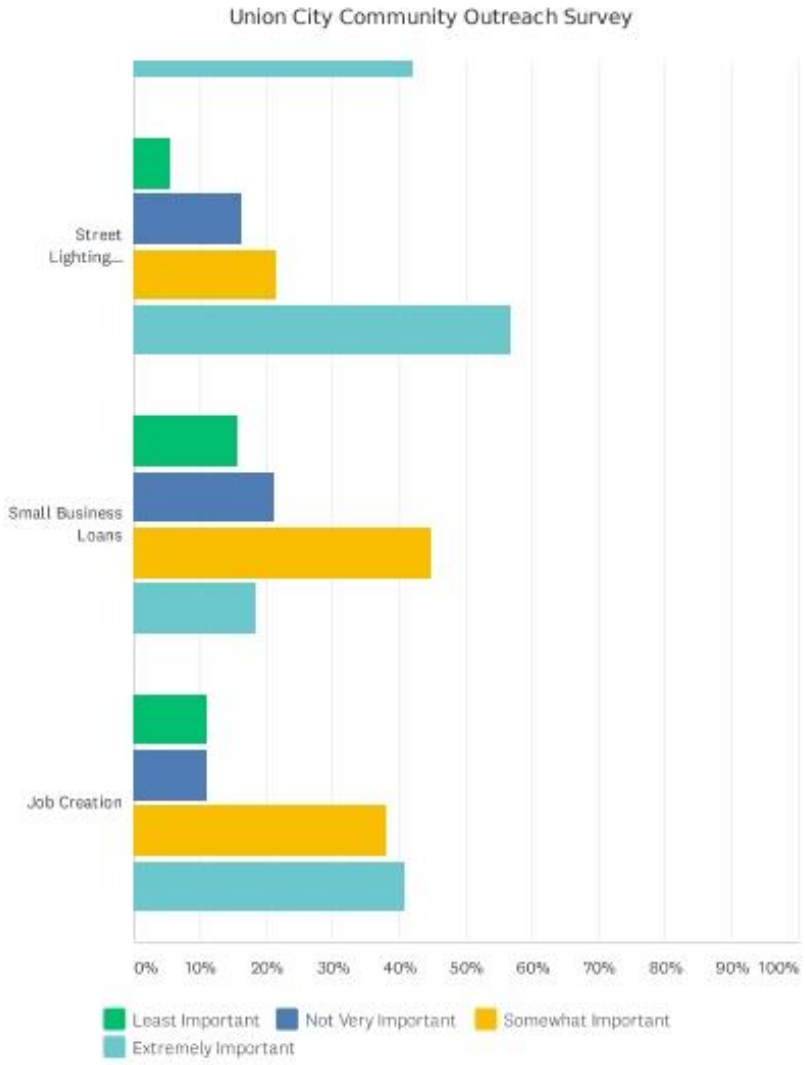
Q5 Business and Other Needs

Answered: 39 Skipped: 1



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Union City Community Outreach Survey
Sidewalk Improvements
Alley Improvements
Pedestrian Crosswalks
Parking Facilities
Sewer/Storm Drain...
14 / 80


Union City Community Outreach Survey
Street Lighting...
Small Business Loans
Job Creation
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Least Important
Not Very Important
Somewhat Important
Extremely Important

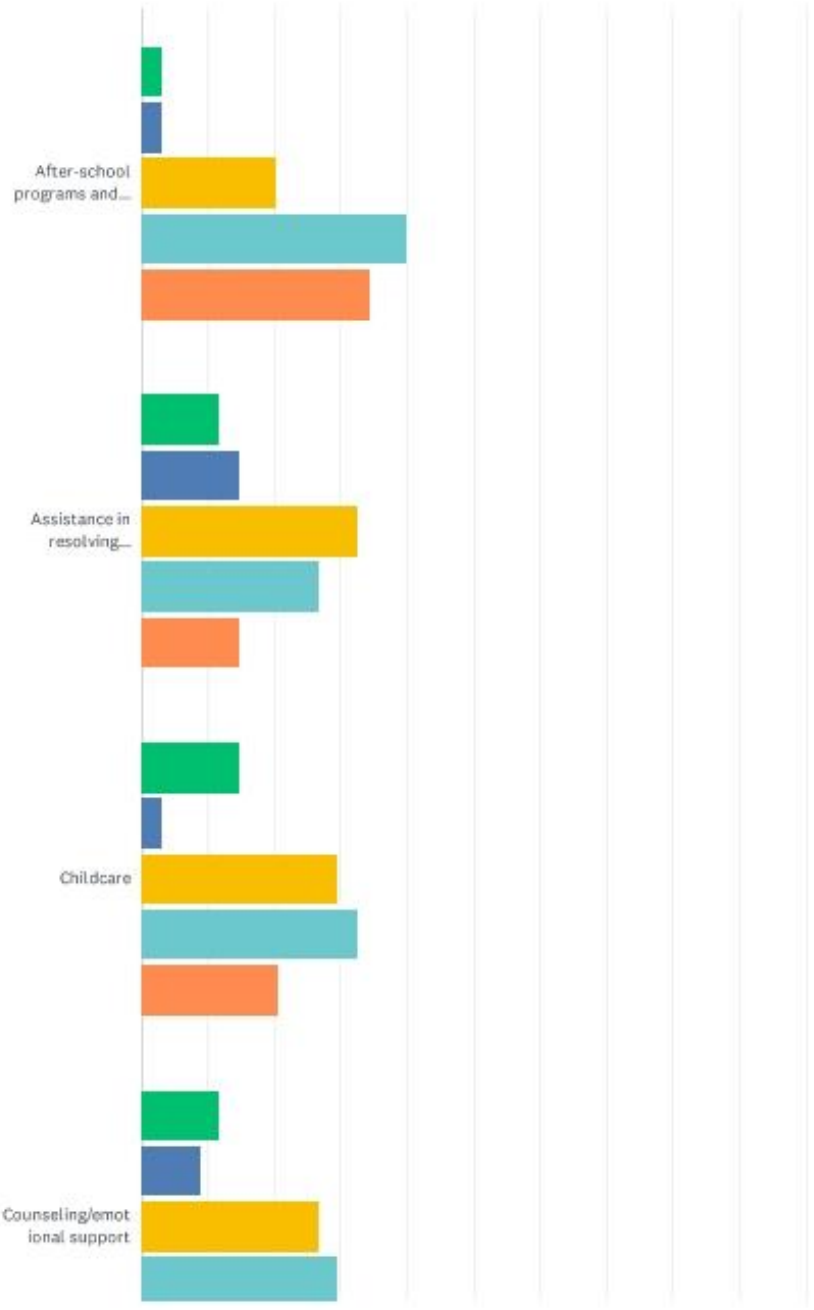
Union City Community Outreach Survey

	LEAST IMPORTANT	NOT VERY IMPORTANT	SOMEWHAT IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Rehabilitation of Commercial Buildings	21.62% 8	29.73% 11	35.14% 13	13.51% 5	37	2.41
Facade Improvements	18.92% 7	35.14% 13	32.43% 12	13.51% 5	37	2.41
Employment Training	7.69% 3	15.38% 6	41.03% 16	35.90% 14	39	3.05
Code Enforcement	13.51% 5	16.22% 6	16.22% 6	54.05% 20	37	3.11
Street Improvements	0.00% 0	15.79% 6	28.95% 11	55.26% 21	38	3.39
Sidewalk Improvements	5.41% 2	10.81% 4	35.14% 13	48.65% 18	37	3.27
Alley Improvements	11.43% 4	28.57% 10	31.43% 11	28.57% 10	35	2.77
Pedestrian Crosswalks	5.41% 2	10.81% 4	35.14% 13	48.65% 18	37	3.27
Parking Facilities	10.81% 4	24.32% 9	32.43% 12	32.43% 12	37	2.86
Sewer/Storm Drain Improvements	5.26% 2	15.79% 6	36.84% 14	42.11% 16	38	3.16
Street Lighting Improvements	5.41% 2	16.22% 6	21.62% 8	56.76% 21	37	3.30
Small Business Loans	15.79% 6	21.05% 8	44.74% 17	18.42% 7	38	2.66
Job Creation	10.81% 4	10.81% 4	37.84% 14	40.54% 15	37	3.08

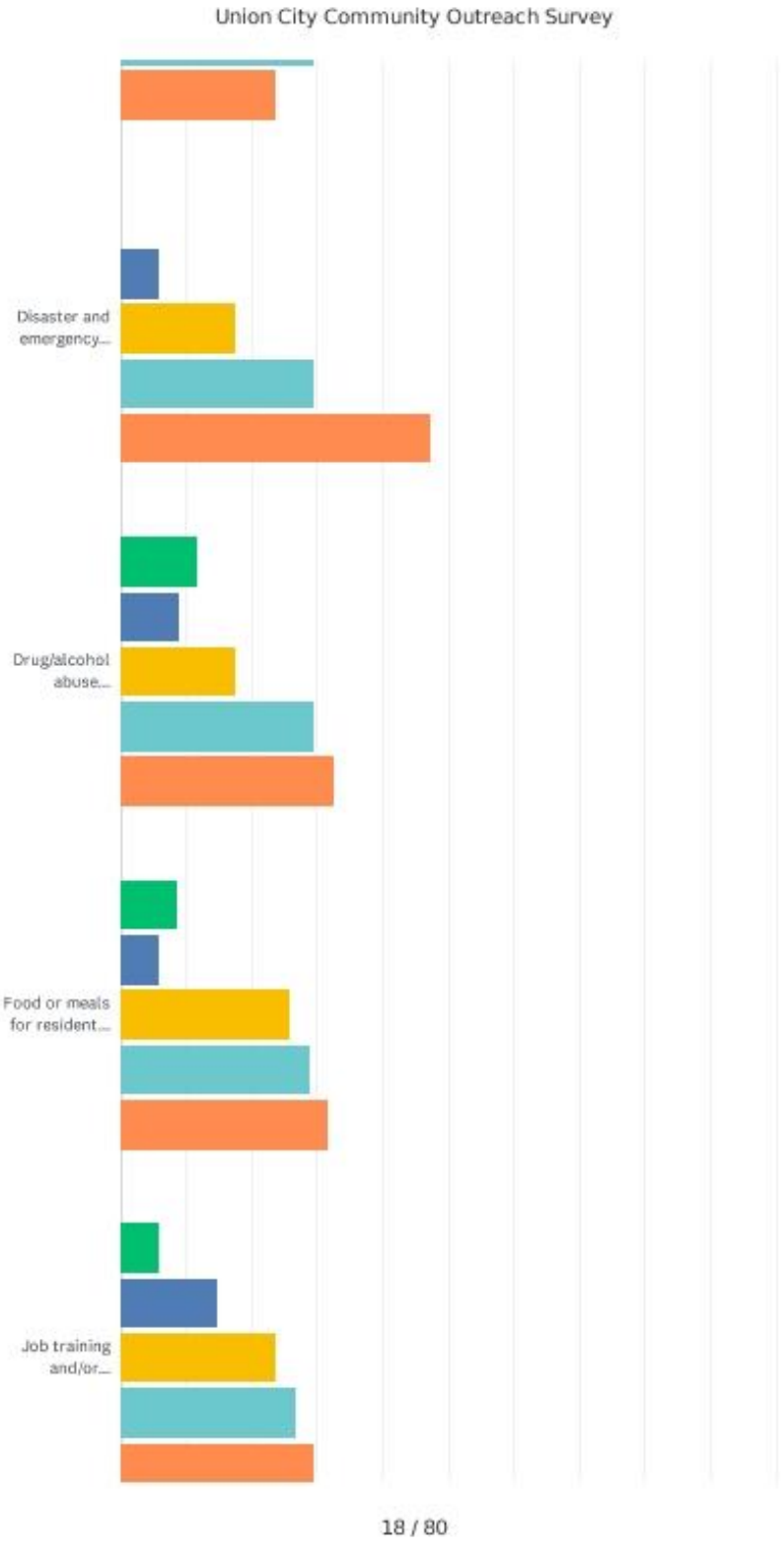
Union City Community Outreach Survey

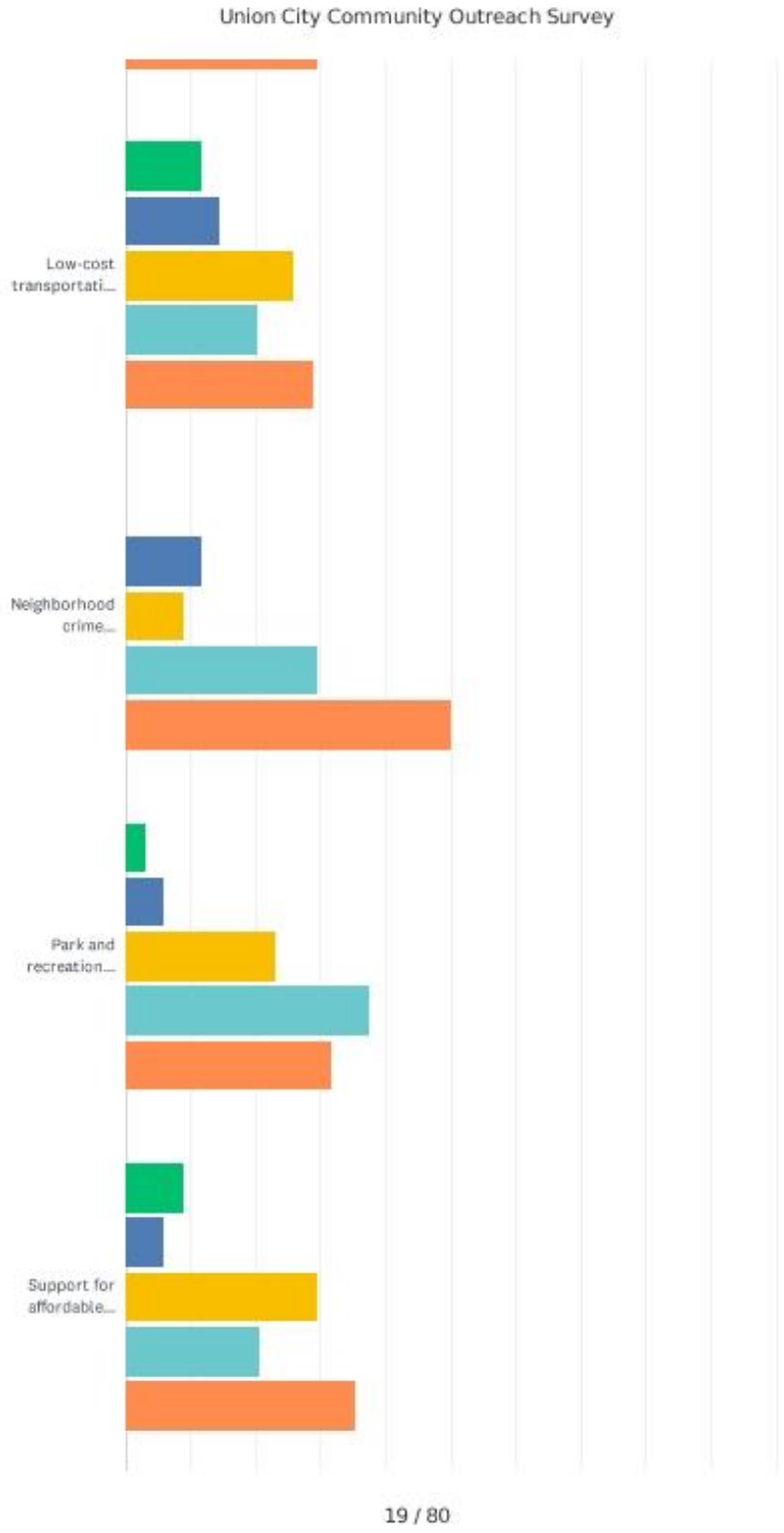
Q6 Community Programs and Services Importance

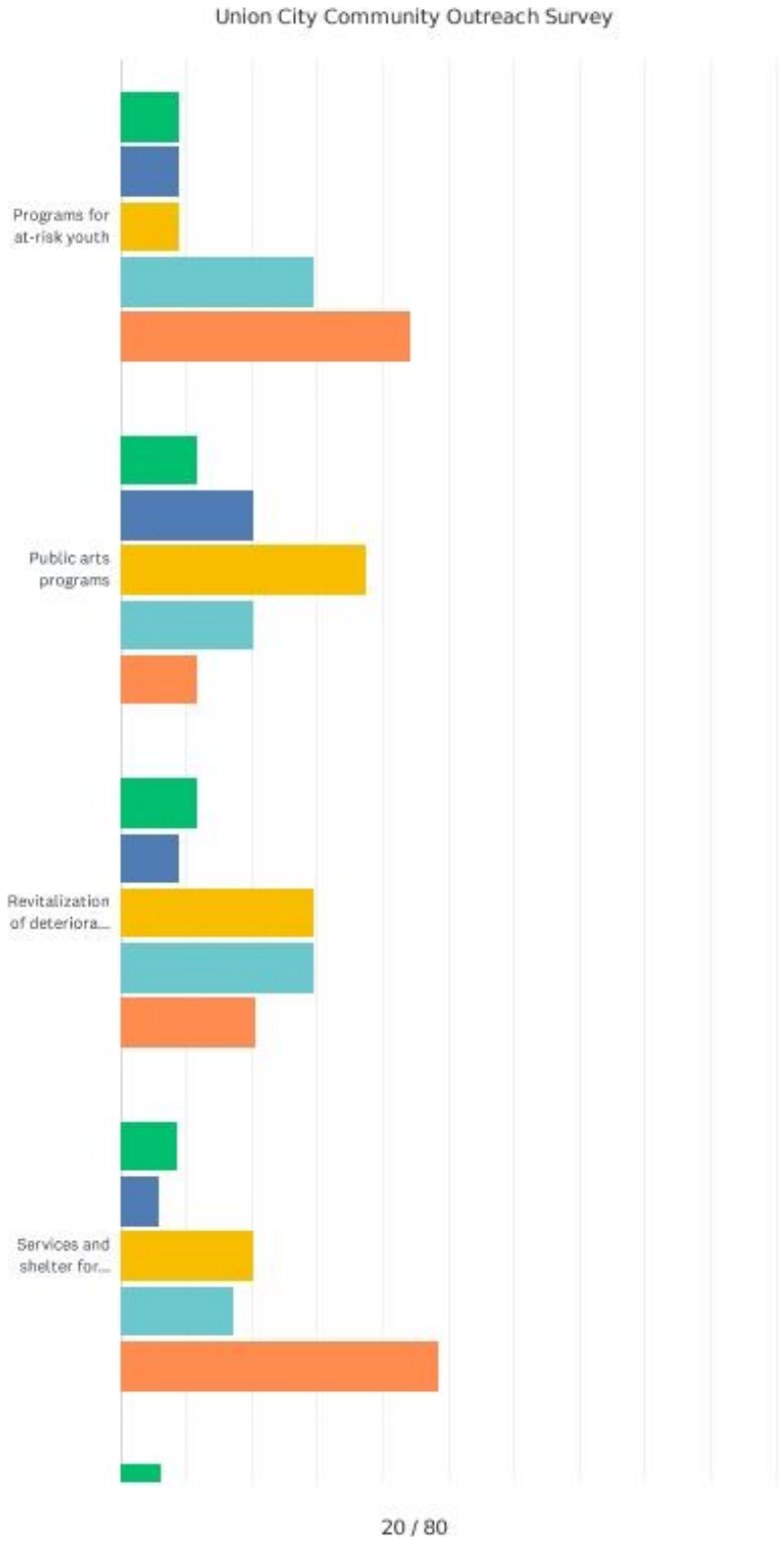
Answered: 35 Skipped: 5

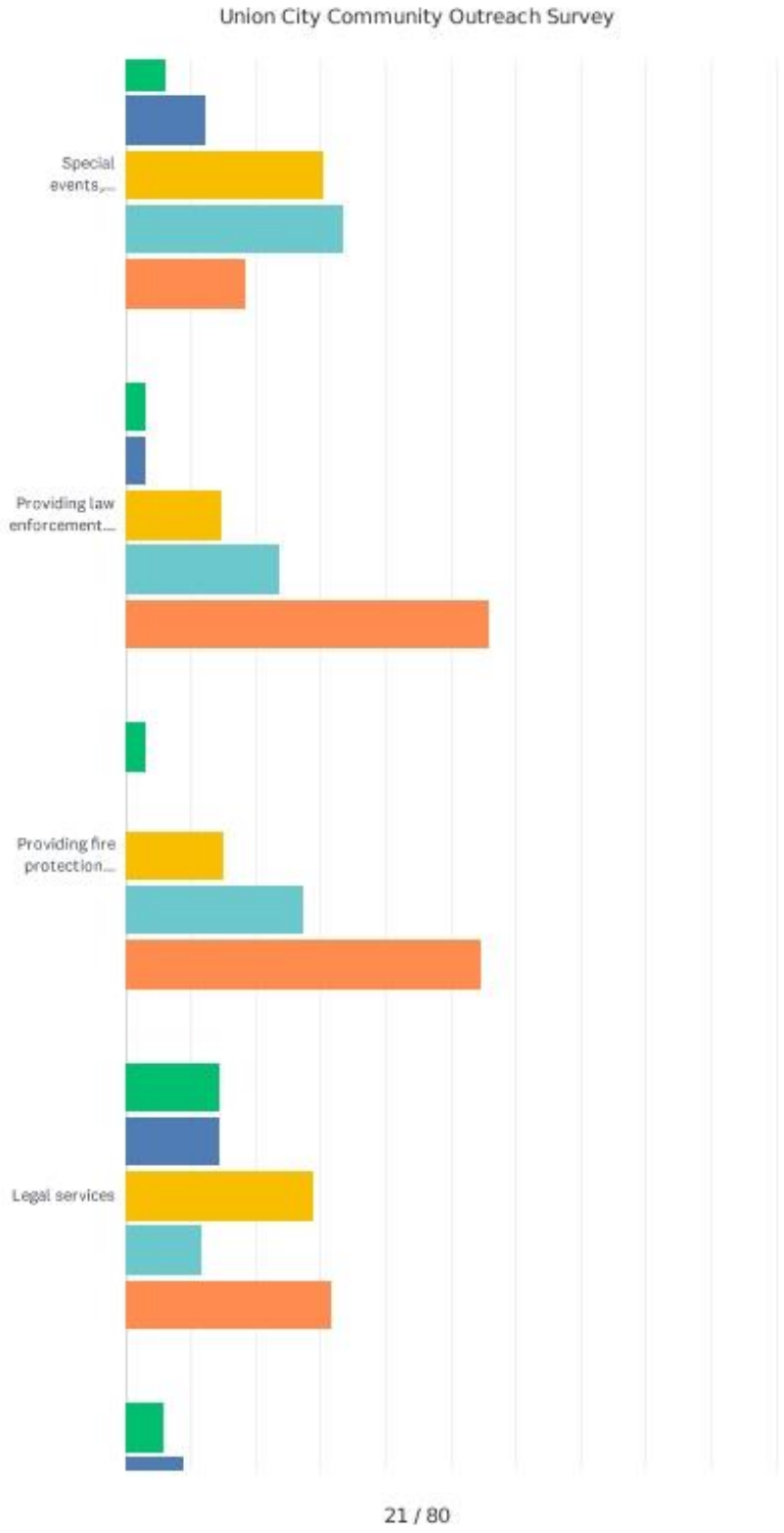


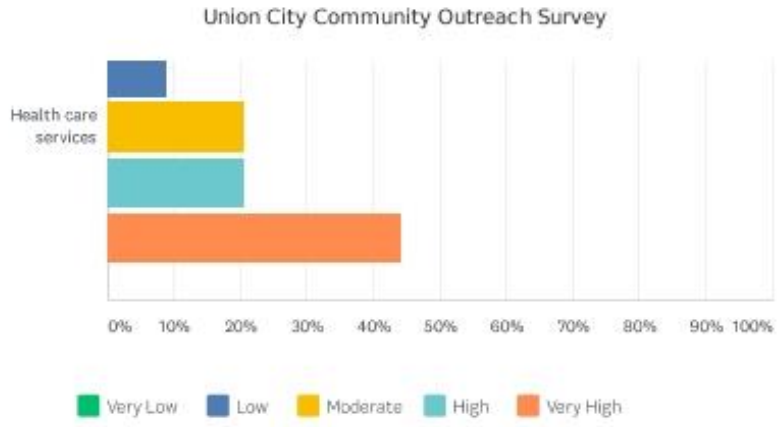
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Union City Community Outreach Survey
Disaster and emergency...
Drug/alcohol abuse...
Food or meals for resident...
Job training and/or...
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Union City Community Outreach Survey
Low-cost transportati...
Neighborhood crime...
Park and recreation...
Support for affordable...
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Union City Community Outreach Survey
Programs for at-risk youth
Public arts programs
Revitalization of deteriora...
Services and shelter for...
20 / 80


Union City Community Outreach Survey
Special events,...
Providing law enforcement....
Providing fire protection....
Legal services
21 / 80


Union City Community Outreach Survey
Health care services
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Very Low
Low
Moderate
High
Very High

Union City Community Outreach Survey

	VERY LOW	LOW	MODERATE	HIGH	VERY HIGH	TOTAL	WEIGHTED AVERAGE
After-school programs and summer day camp for children	2.86% 1	2.86% 1	20.00% 7	40.00% 14	34.29% 12	35	4.00
Assistance in resolving disputes	11.76% 4	14.71% 5	32.35% 11	26.47% 9	14.71% 5	34	3.18
Childcare	14.71% 5	2.94% 1	29.41% 10	32.35% 11	20.59% 7	34	3.41
Counseling/emotional support	11.76% 4	8.82% 3	26.47% 9	29.41% 10	23.53% 8	34	3.44
Disaster and emergency preparedness measures	0.00% 0	5.88% 2	17.65% 6	29.41% 10	47.06% 16	34	4.18
Drug/alcohol abuse counseling/treatment	11.76% 4	8.82% 3	17.65% 6	29.41% 10	32.35% 11	34	3.62
Food or meals for residents with special needs	8.57% 3	5.71% 2	25.71% 9	28.57% 10	31.43% 11	35	3.69
Job training and/or placement	5.88% 2	14.71% 5	23.53% 8	26.47% 9	29.41% 10	34	3.59
Low-cost transportation services, including taxi coupons and Dial-A-Ride	11.43% 4	14.29% 5	25.71% 9	20.00% 7	28.57% 10	35	3.40
Neighborhood crime prevention programs	0.00% 0	11.76% 4	8.82% 3	29.41% 10	50.00% 17	34	4.18
Park and recreation programs	2.86% 1	5.71% 2	22.86% 8	37.14% 13	31.43% 11	35	3.89
Support for affordable housing	8.82% 3	5.88% 2	29.41% 10	20.59% 7	35.29% 12	34	3.68
Programs for at-risk youth	8.82% 3	8.82% 3	8.82% 3	29.41% 10	44.12% 15	34	3.91
Public arts programs	11.43% 4	20.00% 7	37.14% 13	20.00% 7	11.43% 4	35	3.00
Revitalization of deteriorated commercial areas	11.76% 4	8.82% 3	29.41% 10	29.41% 10	20.59% 7	34	3.38
Services and shelter for homeless people	8.57% 3	5.71% 2	20.00% 7	17.14% 6	48.57% 17	35	3.91
Special events, festivals, and community gatherings	6.06% 2	12.12% 4	30.30% 10	33.33% 11	18.18% 6	33	3.45
Providing law enforcement services	2.94% 1	2.94% 1	14.71% 5	23.53% 8	55.88% 19	34	4.26
Providing fire protection services	3.03% 1	0.00% 0	15.15% 5	27.27% 9	54.55% 18	33	4.30
Legal services	14.29% 5	14.29% 5	28.57% 10	11.43% 4	31.43% 11	35	3.31
Health care services	5.88% 2	8.82% 3	20.59% 7	20.59% 7	44.12% 15	34	3.88

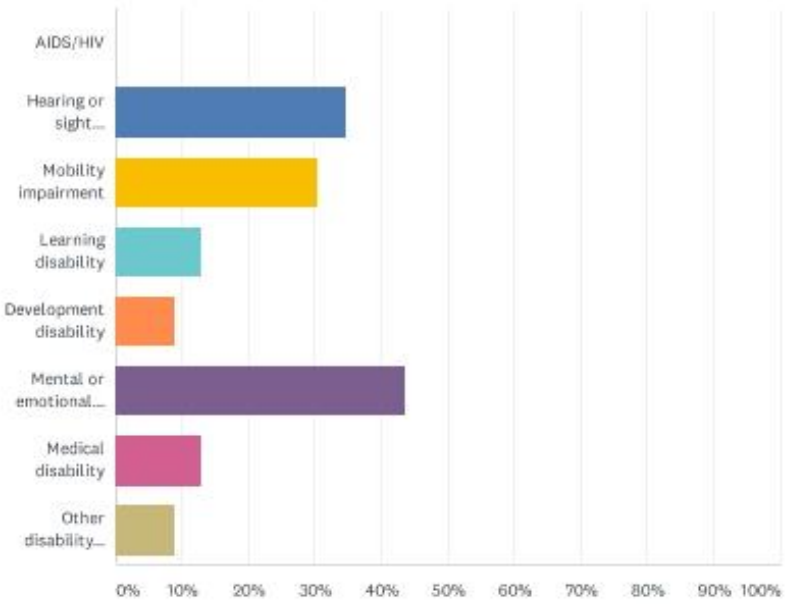
Q7 The words “social services” refer to different kinds of programs to help people with daily life. Some examples are counseling, legal services, childcare, home-delivered meals, and shelter for people who are homeless. Some programs are targeted to specific groups (such as seniors) and other programs are available to many groups. What are the two most important social services needs of YOUR household?

Answered: 25 Skipped: 15

ANSWER CHOICES	RESPONSES	
1.	100.00%	25
2.	96.00%	24

Q8 Please list the particular needs of your household related to health services? Please check all that apply:

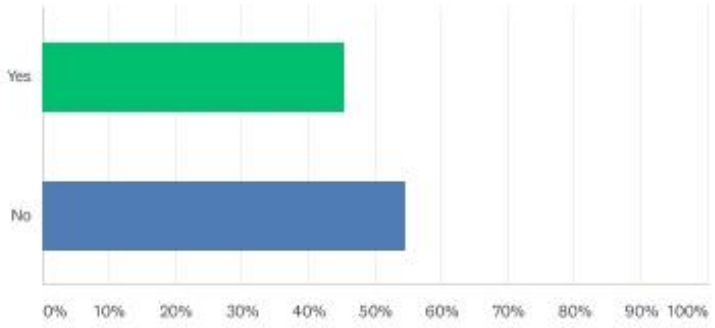
Answered: 23 Skipped: 17



ANSWER CHOICES	RESPONSES	
AIDS/HIV	0.00%	0
Hearing or sight impairment	34.78%	8
Mobility impairment	30.43%	7
Learning disability	13.04%	3
Development disability	8.70%	2
Mental or emotional disability	43.48%	10
Medical disability	13.04%	3
Other disability (please specify)	8.70%	2
Total Respondents: 23		

Q9 In the past 12 months have you, or anyone in your household, attended a City government meeting, or a recreational, social, or cultural program offered by the City?

Answered: 33 Skipped: 7



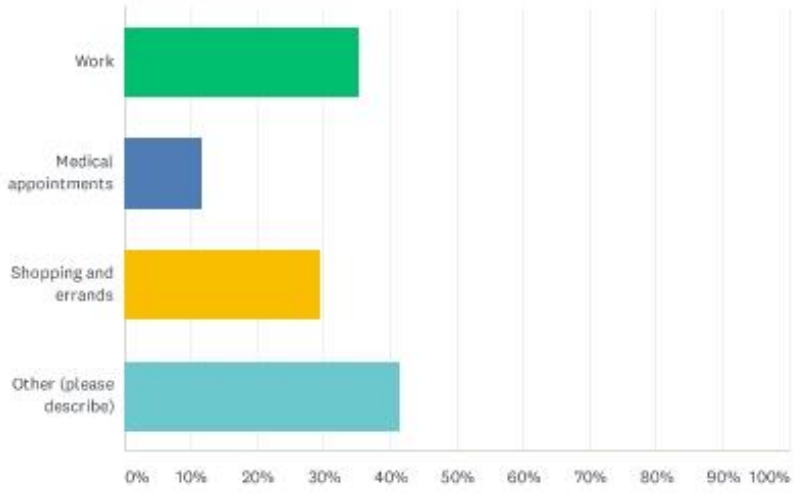
ANSWER CHOICES	RESPONSES	
Yes	45.45%	15
No	54.55%	18
Total Respondents: 33		

Q10 If so, what did you attend?

Answered: 17 Skipped: 23

Q11 If you use transit services, where do you go? Please check all that apply:

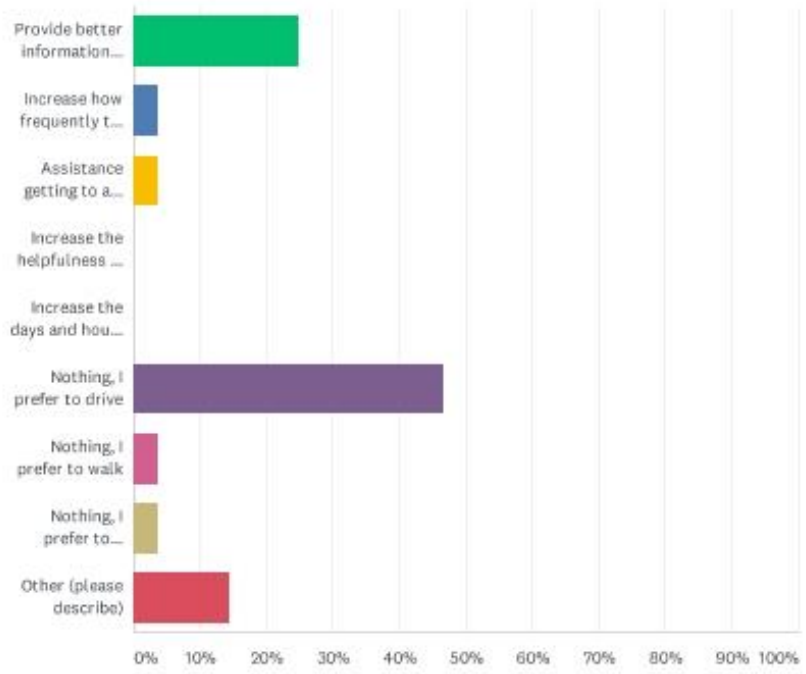
Answered: 17 Skipped: 23



ANSWER CHOICES	RESPONSES	
Work	35.29%	6
Medical appointments	11.76%	2
Shopping and errands	29.41%	5
Other (please describe)	41.18%	7
Total Respondents: 17		

Q12 Please place a checkmark next to the MOST IMPORTANT things Union City could do to encourage you to use transit services more often.

Answered: 28 Skipped: 12



ANSWER CHOICES	RESPONSES	
Provide better information about routes/times	25.00%	7
Increase how frequently the transit services run	3.57%	1
Assistance getting to and from the transit vehicle	3.57%	1
Increase the helpfulness of transit drivers	0.00%	0
Increase the days and hours of service (specify which service)	0.00%	0
Nothing, I prefer to drive	46.43%	13
Nothing, I prefer to walk	3.57%	1
Nothing, I prefer to bicycle	3.57%	1
Other (please describe)	14.29%	4
TOTAL		28

Q13 If you wish to increase the days and hours of transit service please specify which service:

Answered: 5 Skipped: 35

Q14 How many years have you lived in Union City?

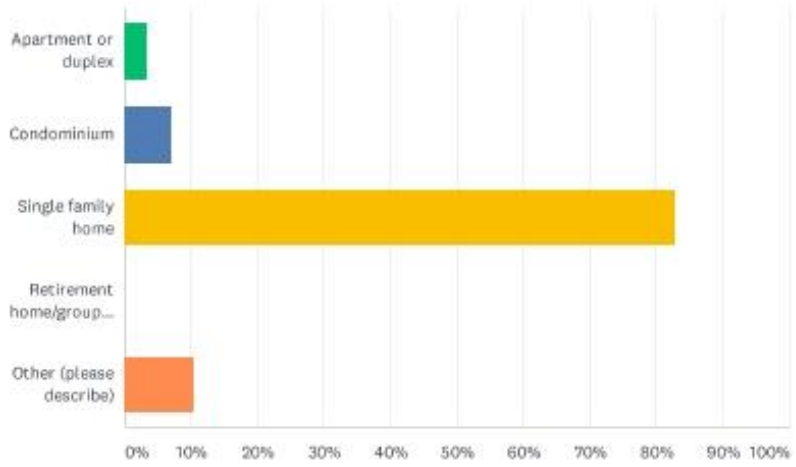
Answered: 26 Skipped: 14

Q15 About how many years have you lived in your current housing unit?

Answered: 27 Skipped: 13

Q16 What kind of housing do you live in? (please check one)

Answered: 29 Skipped: 11



ANSWER CHOICES	RESPONSES	
Apartment or duplex	3.45%	1
Condominium	6.90%	2
Single family home	82.76%	24
Retirement home/group living quarters	0.00%	0
Other (please describe)	10.34%	3
Total Respondents: 29		

Q17 How many people live in your home, including yourself?

Answered: 26 Skipped: 14

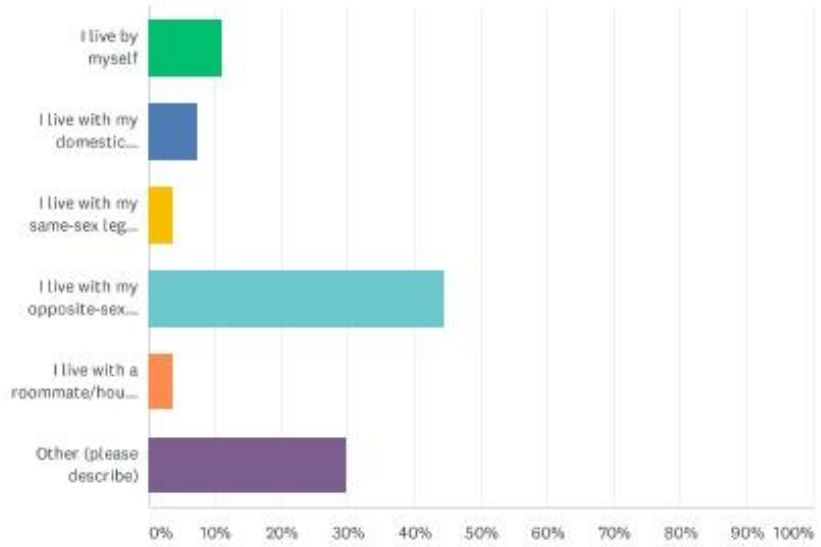
Q18 If you have children, please list the ages of children 19 years or younger who live in your household

Answered: 16 Skipped: 24

ANSWER CHOICES	RESPONSES	
1.	100.00%	16
2.	25.00%	4
3.	12.50%	2
4.	6.25%	1
5.	0.00%	0

Q19 Do you live with another adult? Please check the one that best describes your living arrangement.

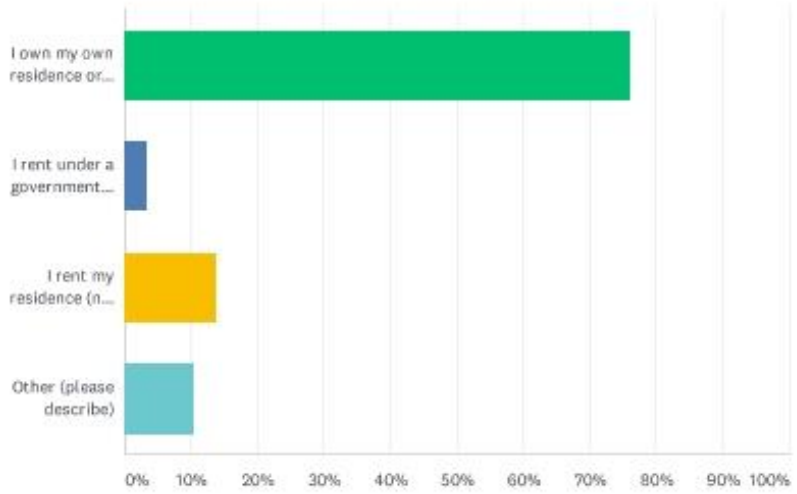
Answered: 27 Skipped: 13



ANSWER CHOICES	RESPONSES	
I live by myself	11.11%	3
I live with my domestic partner	7.41%	2
I live with my same-sex legal spouse	3.70%	1
I live with my opposite-sex legal spouse	44.44%	12
I live with a roommate/housemate	3.70%	1
Other (please describe)	29.63%	8
TOTAL		27

Q20 Please check what best describes your situation:

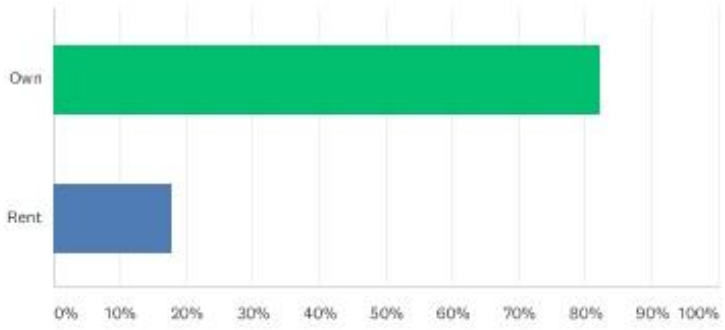
Answered: 29 Skipped: 11



ANSWER CHOICES	RESPONSES	
I own my own residence or share ownership	75.86%	22
I rent under a government housing subsidy or low-income program (e.g., HUD building, Section 8, The City's inclusionary housing program)	3.45%	1
I rent my residence (no housing subsidy)	13.79%	4
Other (please describe)	10.34%	3
Total Respondents: 29		

Q21 Do you own a housing unit or rent?

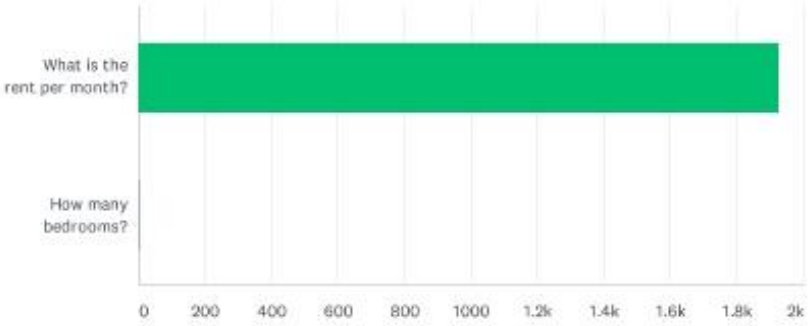
Answered: 28 Skipped: 12



ANSWER CHOICES	RESPONSES	
Own	82.14%	23
Rent	17.86%	5
TOTAL		28

Q22 If you rent housing:

Answered: 4 Skipped: 36



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
What is the rent per month?	1,925	7,700	4
How many bedrooms?	3	11	4
Total Respondents: 4			

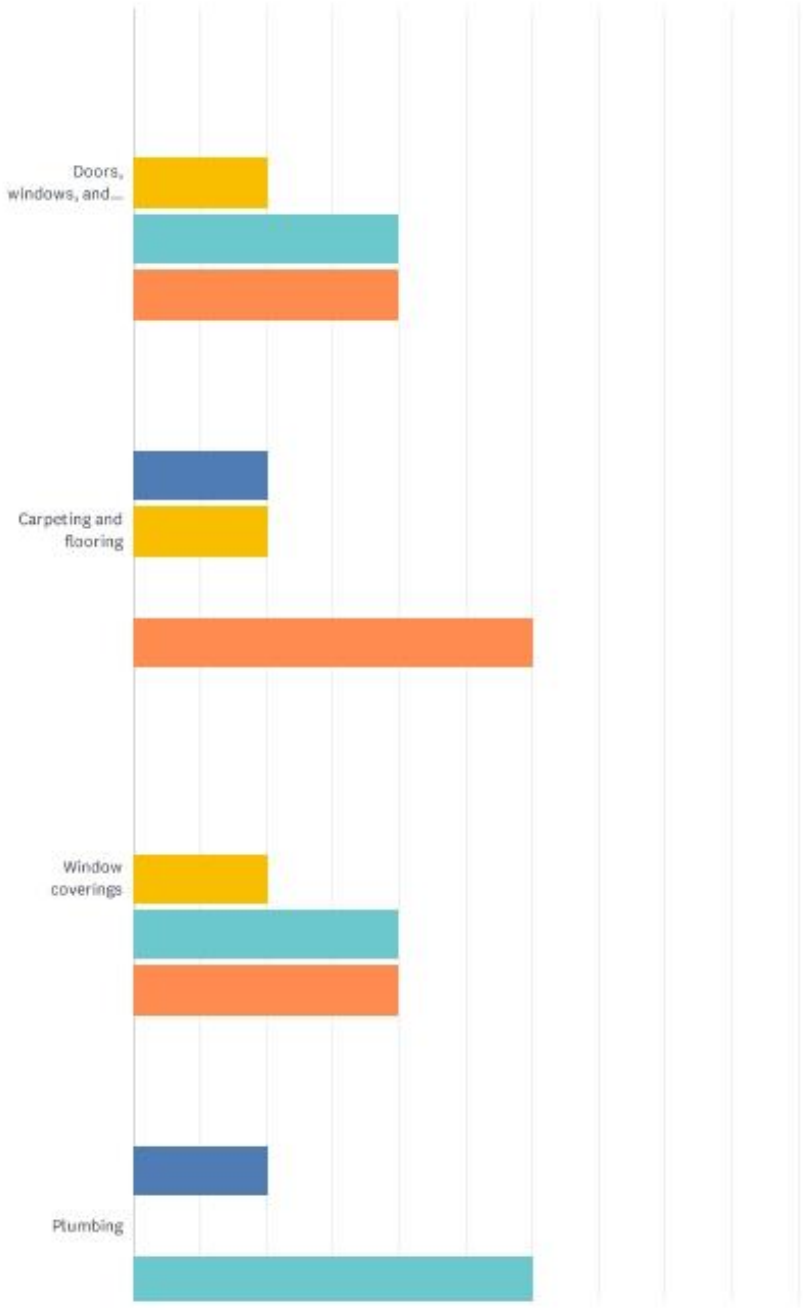
Q23 If you rent housing, what additional amount do you pay for basic utilities (such as electricity, natural gas, water and sewer) in an average month?

Answered: 4 Skipped: 36

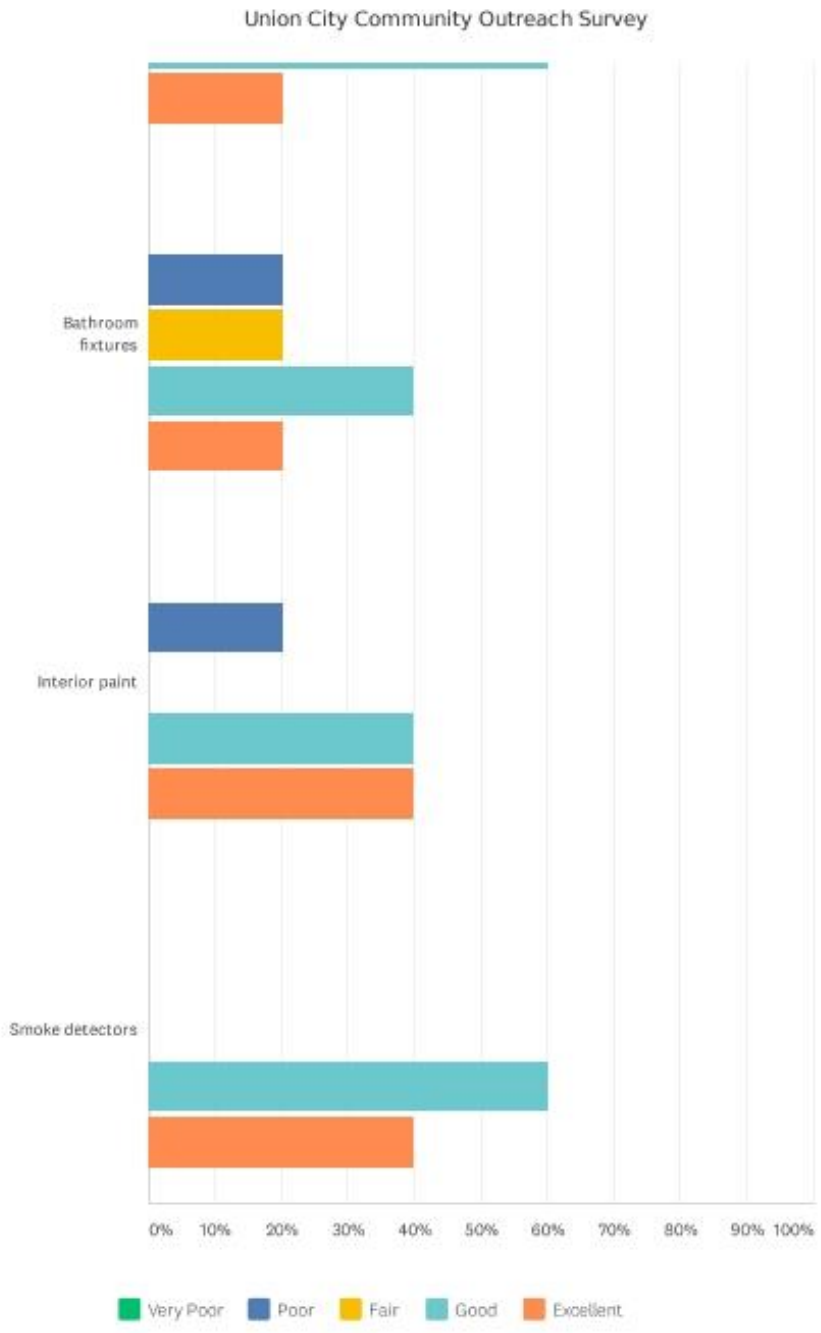
Union City Community Outreach Survey

Q24 Please rate the quality of these items in your housing unit.

Answered: 5 Skipped: 35



41 / 80

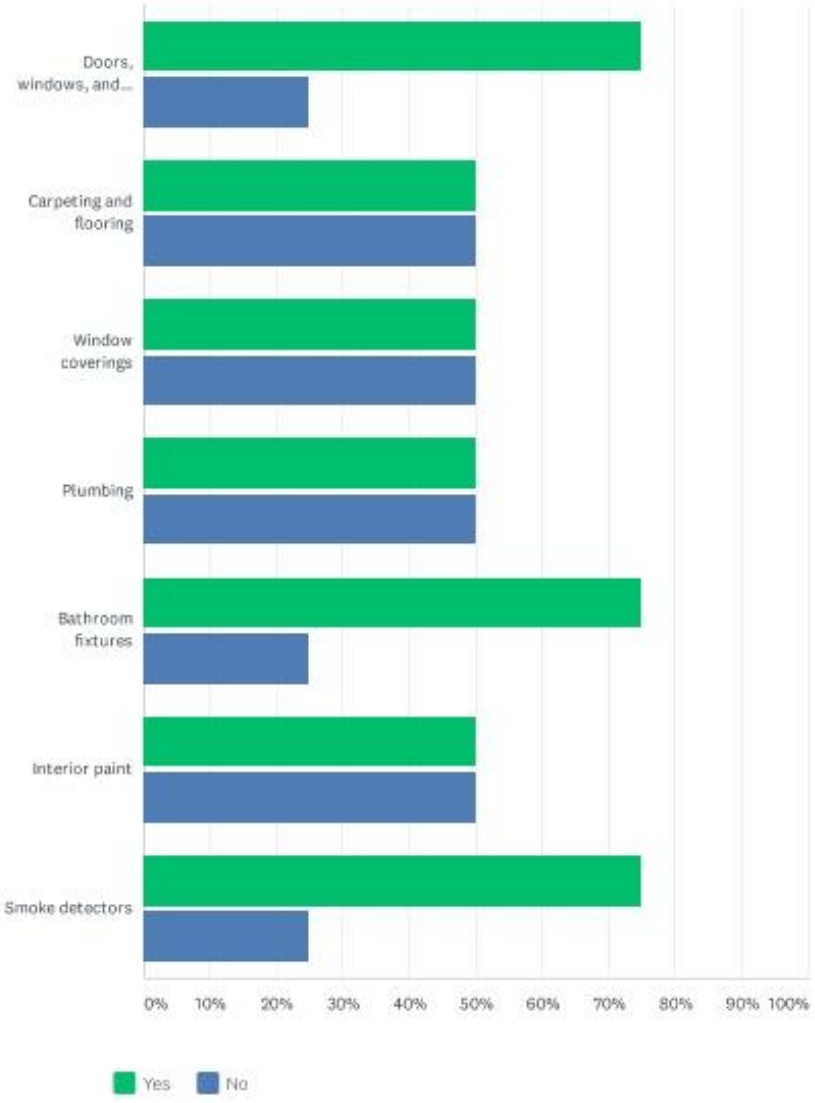

Union City Community Outreach Survey
Bathroom fixtures
Interior paint
Smoke detectors
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Very Poor
Poor
Fair
Good
Excellent

Union City Community Outreach Survey

	VERY POOR	POOR	FAIR	GOOD	EXCELLENT	TOTAL
Doors, windows, and screens	0.00% 0	0.00% 0	20.00% 1	40.00% 2	40.00% 2	5
Carpeting and flooring	0.00% 0	20.00% 1	20.00% 1	0.00% 0	60.00% 3	5
Window coverings	0.00% 0	0.00% 0	20.00% 1	40.00% 2	40.00% 2	5
Plumbing	0.00% 0	20.00% 1	0.00% 0	60.00% 3	20.00% 1	5
Bathroom fixtures	0.00% 0	20.00% 1	20.00% 1	40.00% 2	20.00% 1	5
Interior paint	0.00% 0	20.00% 1	0.00% 0	40.00% 2	40.00% 2	5
Smoke detectors	0.00% 0	0.00% 0	0.00% 0	60.00% 3	40.00% 2	5

Q25 Would you feel comfortable asking your landlord to repair or replace this item if it were in poor condition?

Answered: 4 Skipped: 36

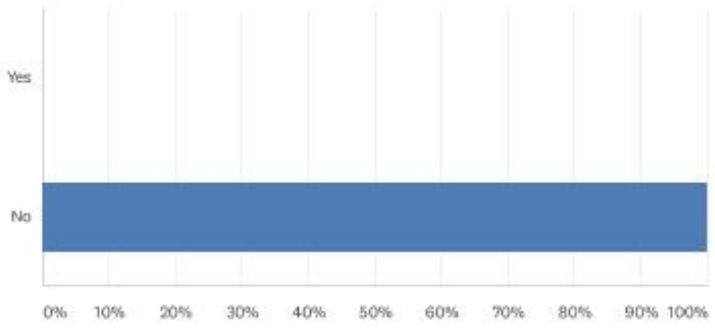


Union City Community Outreach Survey

	YES	NO	TOTAL
Doors, windows, and screens	75.00% 3	25.00% 1	4
Carpeting and flooring	50.00% 2	50.00% 2	4
Window coverings	50.00% 2	50.00% 2	4
Plumbing	50.00% 2	50.00% 2	4
Bathroom fixtures	75.00% 3	25.00% 1	4
Interior paint	50.00% 2	50.00% 2	4
Smoke detectors	75.00% 3	25.00% 1	4

Q26 Have you ever contacted Union City for a property maintenance issue?

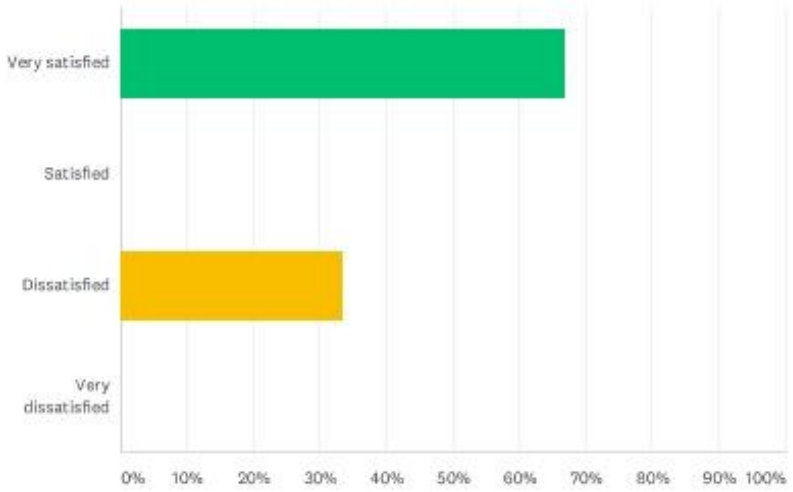
Answered: 4 Skipped: 36



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	4
TOTAL		4

Q27 If so, please rate that experience:

Answered: 3 Skipped: 37



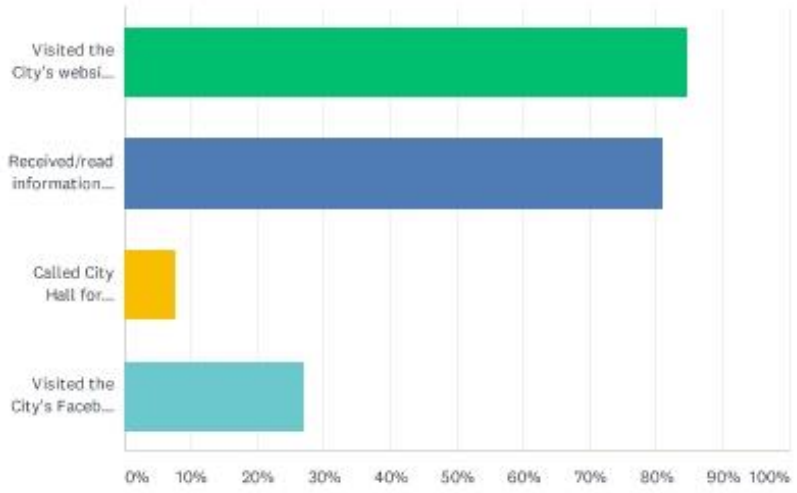
ANSWER CHOICES	RESPONSES	
Very satisfied	66.67%	2
Satisfied	0.00%	0
Dissatisfied	33.33%	1
Very dissatisfied	0.00%	0
TOTAL		3

Q28 Do you have any additional comments about housing issues in Union City?

Answered: 14 Skipped: 26

Q29 In the past 12 months, have you or someone in your household: (check all that apply)

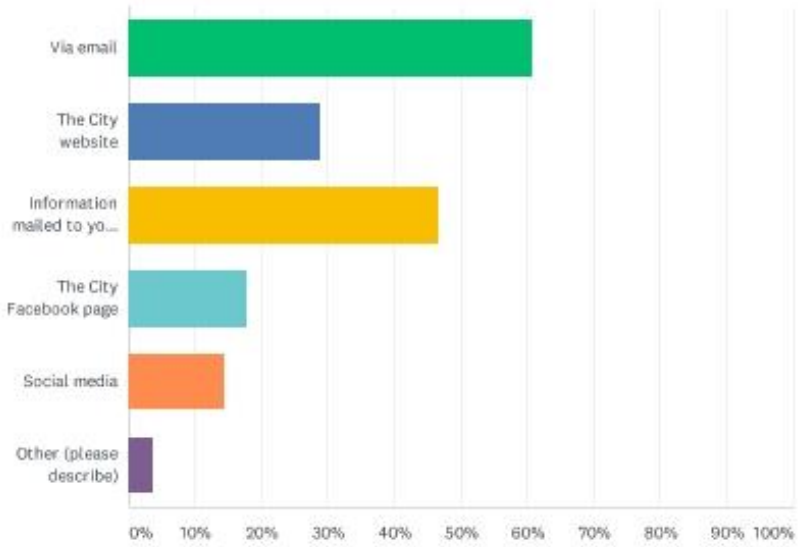
Answered: 26 Skipped: 14



ANSWER CHOICES	RESPONSES	
Visited the City's website (https://www.unioncity.org/)	84.62%	22
Received/read information mailed to your home about City meetings or events	80.77%	21
Called City Hall for information about meetings or events	7.69%	2
Visited the City's Facebook page	26.92%	7
Total Respondents: 26		

Q30 How would you prefer to receive information from the City? (check all that apply)

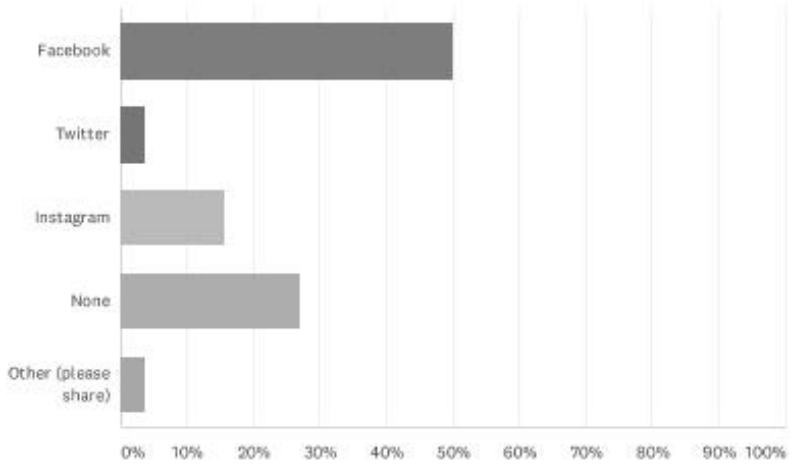
Answered: 28 Skipped: 12



ANSWER CHOICES	RESPONSES	
Via email	60.71%	17
The City website	28.57%	8
Information mailed to your home	46.43%	13
The City Facebook page	17.86%	5
Social media	14.29%	4
Other (please describe)	3.57%	1
Total Respondents: 28		

Q31 Which social media site do you primarily use?

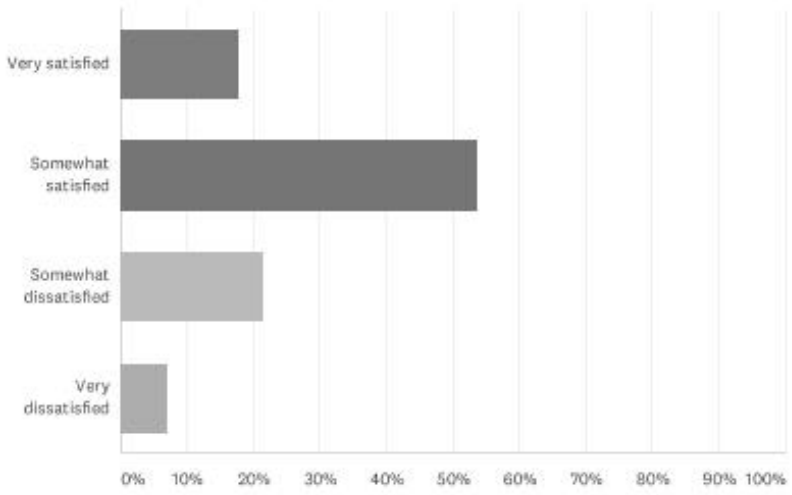
Answered: 26 Skipped: 14



ANSWER CHOICES	RESPONSES	
Facebook	50.00%	13
Twitter	3.85%	1
Instagram	15.38%	4
None	26.92%	7
Other (please share)	3.85%	1
TOTAL		26

Q32 Overall, how would you rate the City's efforts to communicate with residents through newsletters, e-mail, the internet, and other means?

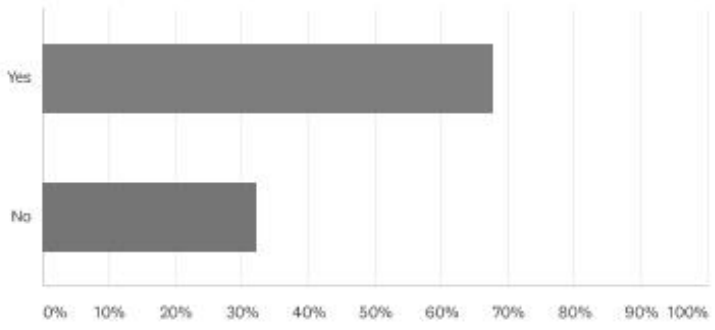
Answered: 28 Skipped: 12



ANSWER CHOICES	RESPONSES	
Very satisfied	17.86%	5
Somewhat satisfied	53.57%	15
Somewhat dissatisfied	21.43%	6
Very dissatisfied	7.14%	2
TOTAL		28

Q33 In the past 12 months, have you or someone in your household interacted with City Staff?

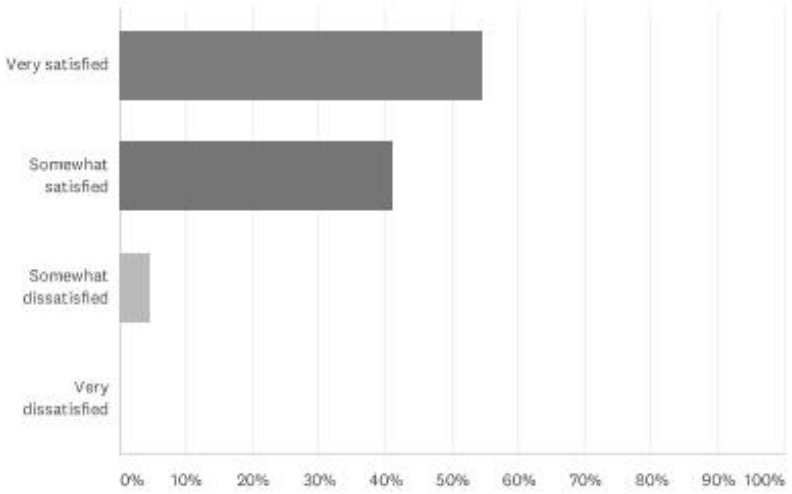
Answered: 28 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	67.86%	19
No	32.14%	9
TOTAL		28

Q34 How would you rate that experience?

Answered: 22 Skipped: 18

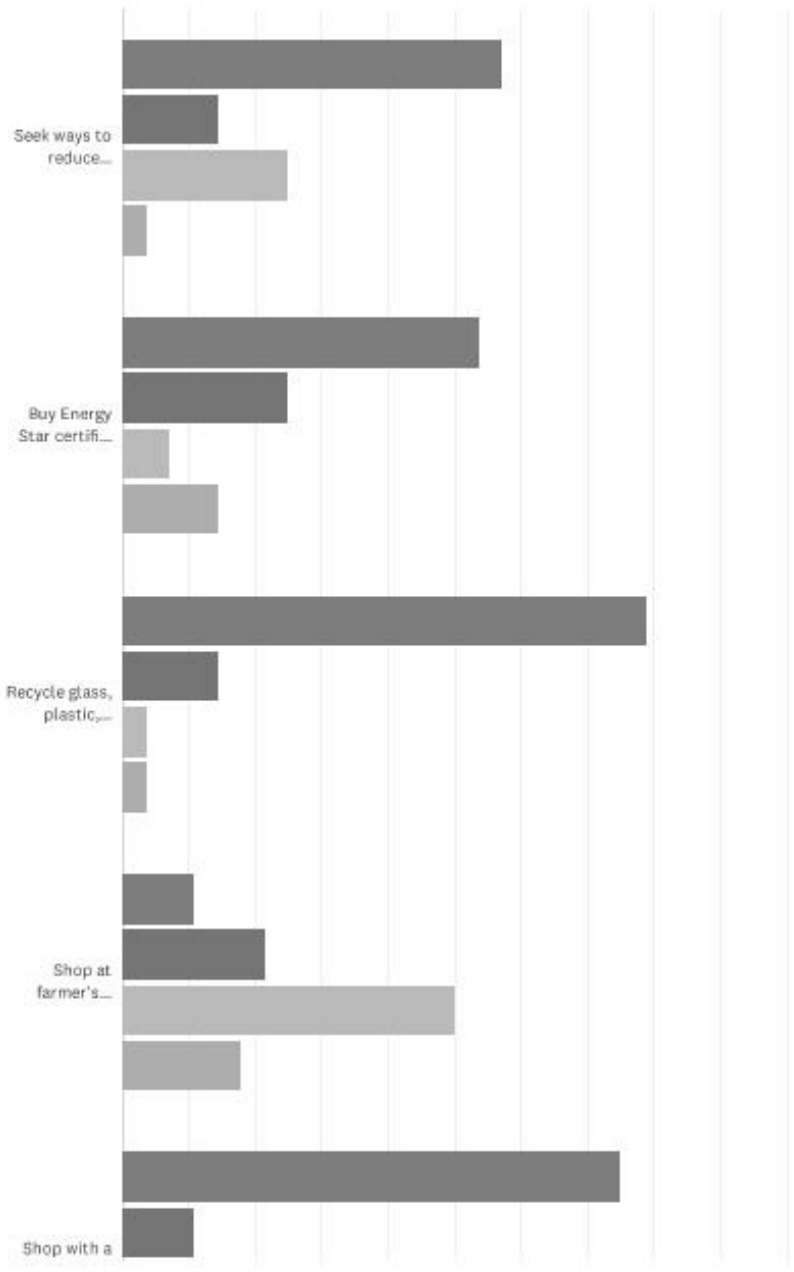


ANSWER CHOICES	RESPONSES	
Very satisfied	54.55%	12
Somewhat satisfied	40.91%	9
Somewhat dissatisfied	4.55%	1
Very dissatisfied	0.00%	0
TOTAL		22

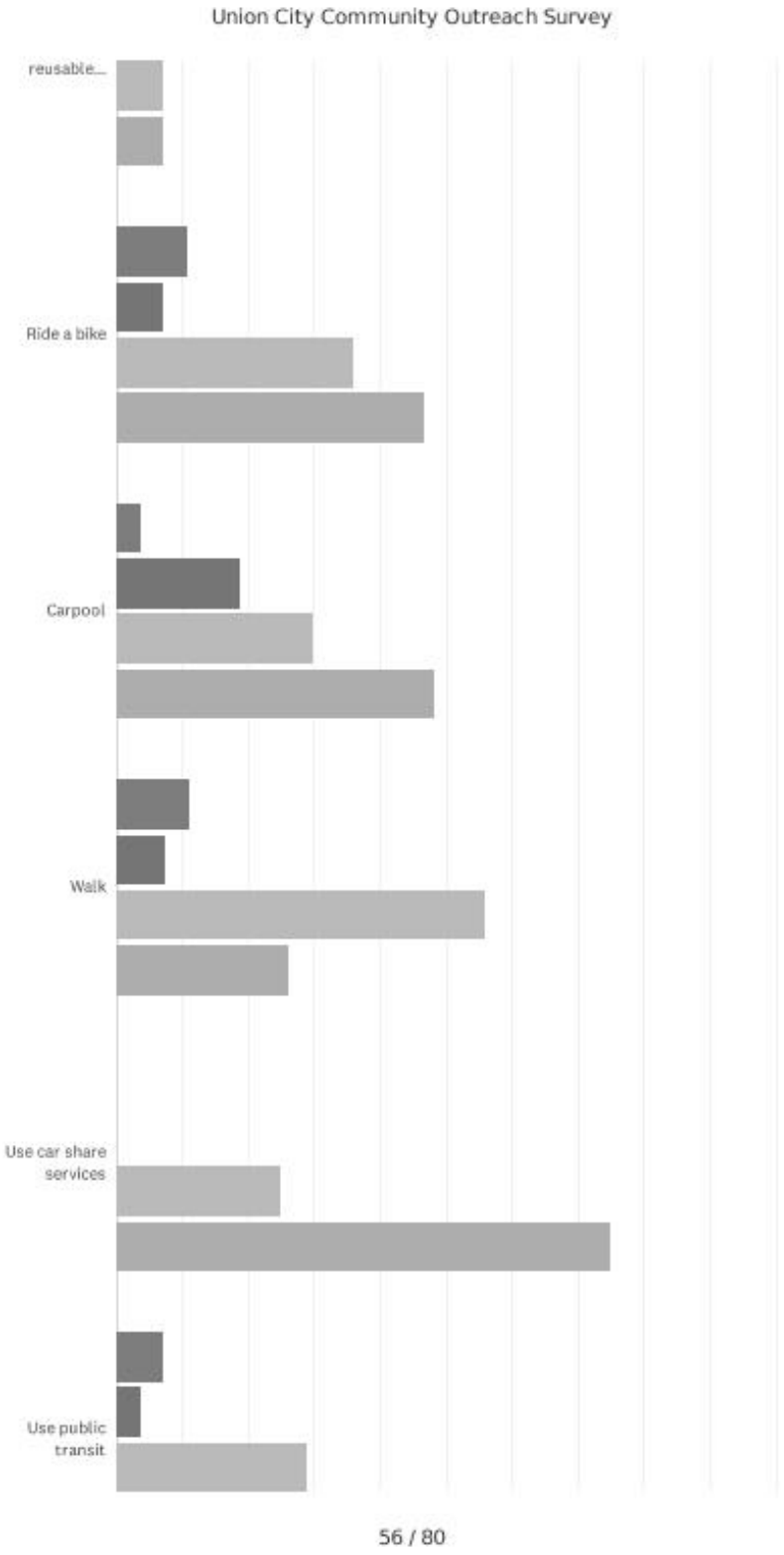
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Q35 Please tells us how often you, or members of your household, take the following actions:

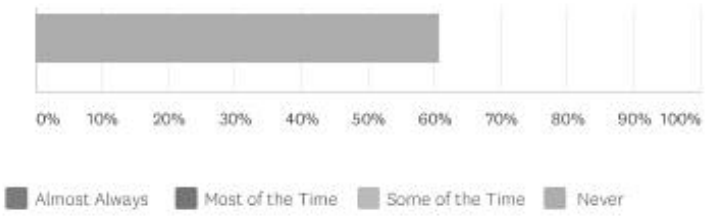
Answered: 28 Skipped: 12



55 / 80


Union City Community Outreach Survey
reusable...
Ride a bike
Carpool
Walk
Use car share services
Use public transit
56 / 80

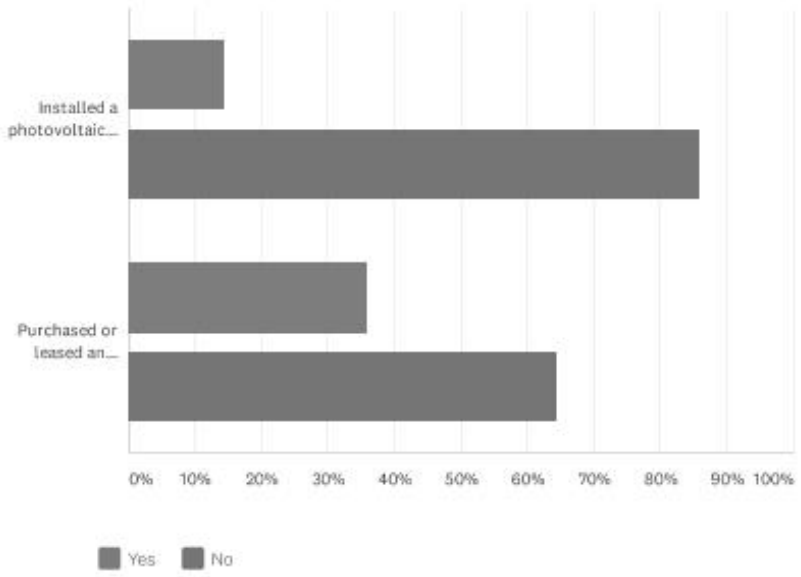
Union City Community Outreach Survey



	ALMOST ALWAYS	MOST OF THE TIME	SOME OF THE TIME	NEVER	TOTAL
Seek ways to reduce water/energy consumption	57.14% 16	14.29% 4	25.00% 7	3.57% 1	28
Buy Energy Star certified electronics or appliances	53.57% 15	25.00% 7	7.14% 2	14.29% 4	28
Recycle glass, plastic, aluminum materials	78.57% 22	14.29% 4	3.57% 1	3.57% 1	28
Shop at farmer's markets	10.71% 3	21.43% 6	50.00% 14	17.86% 5	28
Shop with a reusable grocery bag	75.00% 21	10.71% 3	7.14% 2	7.14% 2	28
Ride a bike	10.71% 3	7.14% 2	35.71% 10	46.43% 13	28
Carpool	3.70% 1	18.52% 5	29.63% 8	48.15% 13	27
Walk	11.11% 3	7.41% 2	55.56% 15	25.93% 7	27
Use car share services	0.00% 0	0.00% 0	25.00% 7	75.00% 21	28
Use public transit	7.14% 2	3.57% 1	28.57% 8	60.71% 17	28

Q36 Has your household ever done any of the energy saving practices below?

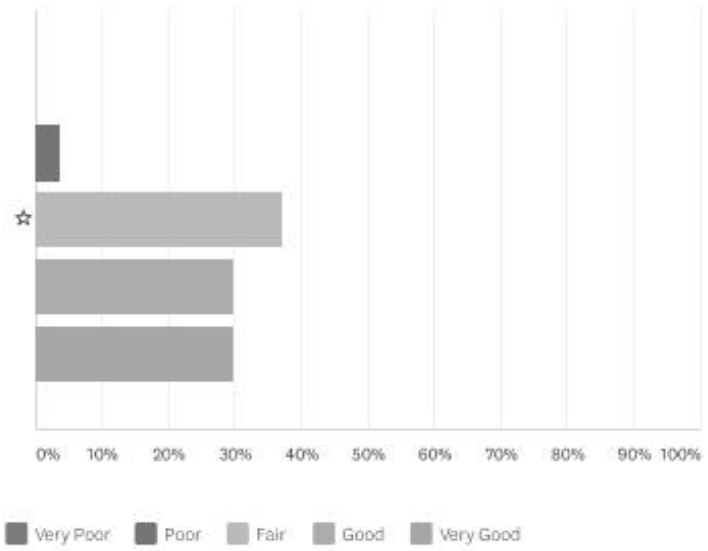
Answered: 28 Skipped: 12



	YES	NO	TOTAL	WEIGHTED AVERAGE
Installed a photovoltaic or PV solar system at your home	14.29% 4	85.71% 24	28	1.86
Purchased or leased an electric or hybrid vehicle	35.71% 10	64.29% 18	28	1.64

Q37 How would you rate the overall quality of life in Union City?

Answered: 27 Skipped: 13



	VERY POOR	POOR	FAIR	GOOD	VERY GOOD	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	3.70% 1	37.04% 10	29.63% 8	29.63% 8	27	3.85

Q38 What do you like best about living in Union City?

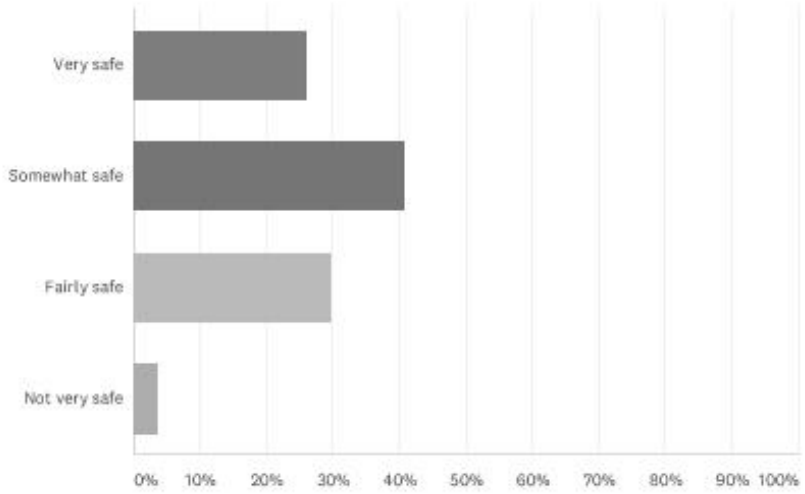
Answered: 18 Skipped: 22

Q39 What do you like least about living in Union City?

Answered: 17 Skipped: 23

Q40 What is your perception of the safety of your neighborhood?

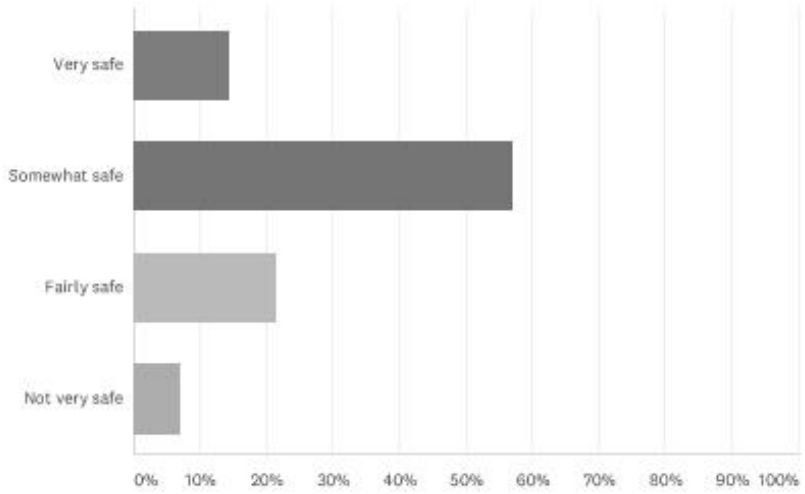
Answered: 27 Skipped: 13



ANSWER CHOICES	RESPONSES	
Very safe	25.93%	7
Somewhat safe	40.74%	11
Fairly safe	29.63%	8
Not very safe	3.70%	1
TOTAL		27

Q41 What is your perception of the safety of the city as a whole?

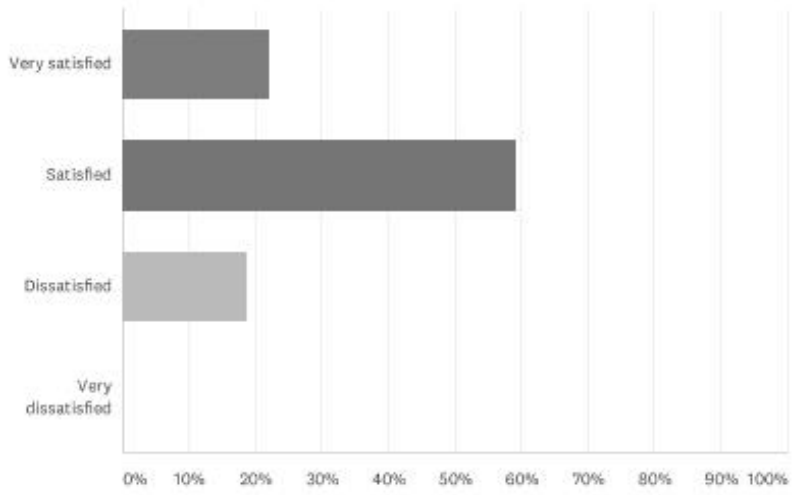
Answered: 28 Skipped: 12



ANSWER CHOICES	RESPONSES	
Very safe	14.29%	4
Somewhat safe	57.14%	16
Fairly safe	21.43%	6
Not very safe	7.14%	2
TOTAL		28

Q42 How would you rate the job the Union City is doing to provide city services?

Answered: 27 Skipped: 13



ANSWER CHOICES	RESPONSES	
Very satisfied	22.22%	6
Satisfied	59.26%	16
Dissatisfied	18.52%	5
Very dissatisfied	0.00%	0
TOTAL		27

Q43 If the city government could change one thing to make Union City a better place to live now and in the future, what change would you like to see?

Answered: 19 Skipped: 21

Q44 If you have any additional comments, feel free to provide them in the space below:

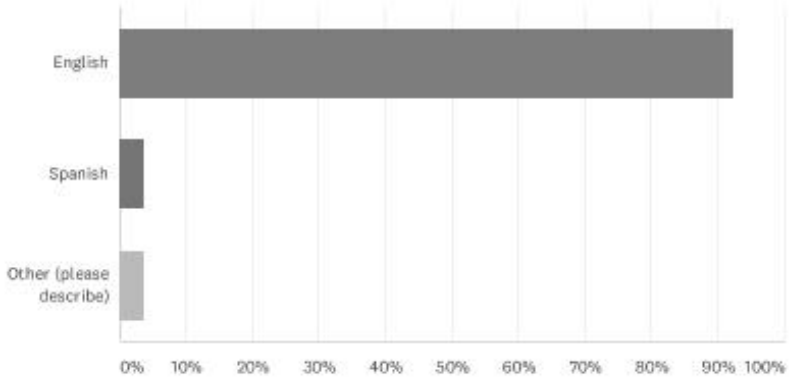
Answered: 10 Skipped: 30

Q45 What zip code do you live in?

Answered: 25 Skipped: 15

Q46 What is the primary language you speak at home?

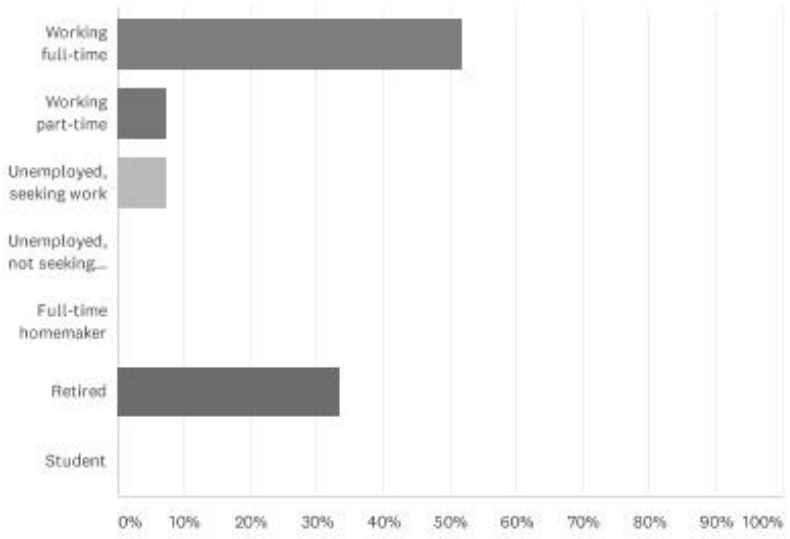
Answered: 26 Skipped: 14



ANSWER CHOICES	RESPONSES	
English	92.31%	24
Spanish	3.85%	1
Other (please describe)	3.85%	1
TOTAL		26

Q47 What is your current working situation?

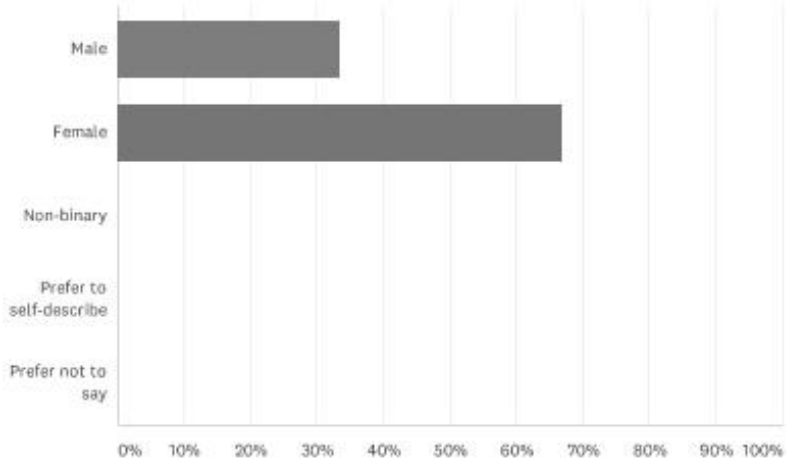
Answered: 27 Skipped: 13



ANSWER CHOICES	RESPONSES	
Working full-time	51.85%	14
Working part-time	7.41%	2
Unemployed, seeking work	7.41%	2
Unemployed, not seeking work	0.00%	0
Full-time homemaker	0.00%	0
Retired	33.33%	9
Student	0.00%	0
TOTAL		27

Q48 Are you:

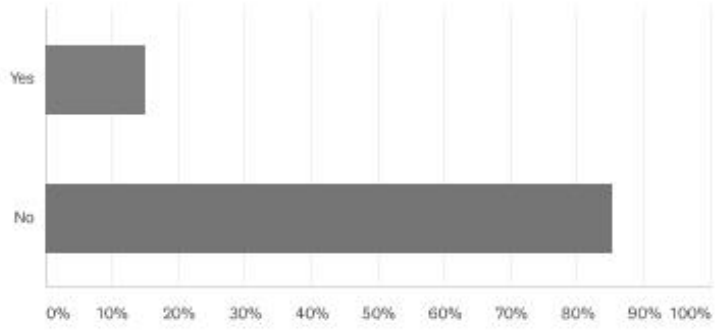
Answered: 27 Skipped: 13



ANSWER CHOICES	RESPONSES	
Male	33.33%	9
Female	66.67%	18
Non-binary	0.00%	0
Prefer to self-describe	0.00%	0
Prefer not to say	0.00%	0
TOTAL		27

Q49 Are you disabled?

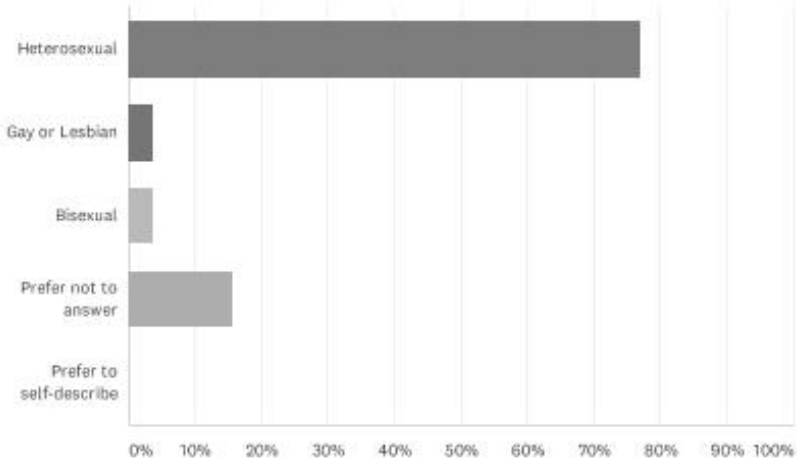
Answered: 27 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	14.81%	4
No	85.19%	23
TOTAL		27

Q50 Do you consider yourself to be:

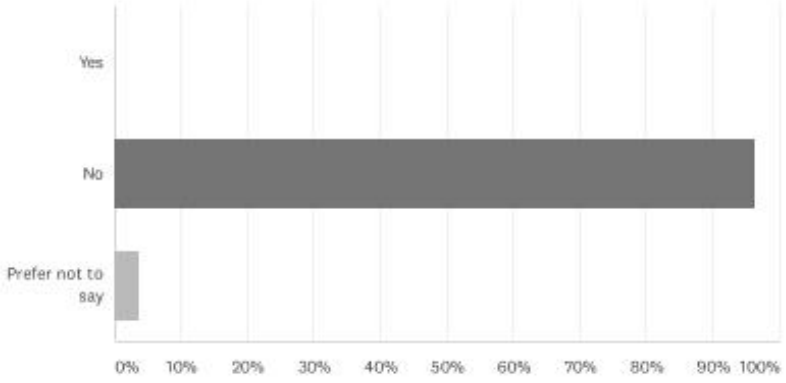
Answered: 26 Skipped: 14



ANSWER CHOICES	RESPONSES	
Heterosexual	76.92%	20
Gay or Lesbian	3.85%	1
Bisexual	3.85%	1
Prefer not to answer	15.38%	4
Prefer to self-describe	0.00%	0
TOTAL		26

Q51 Do you identify as transgender?

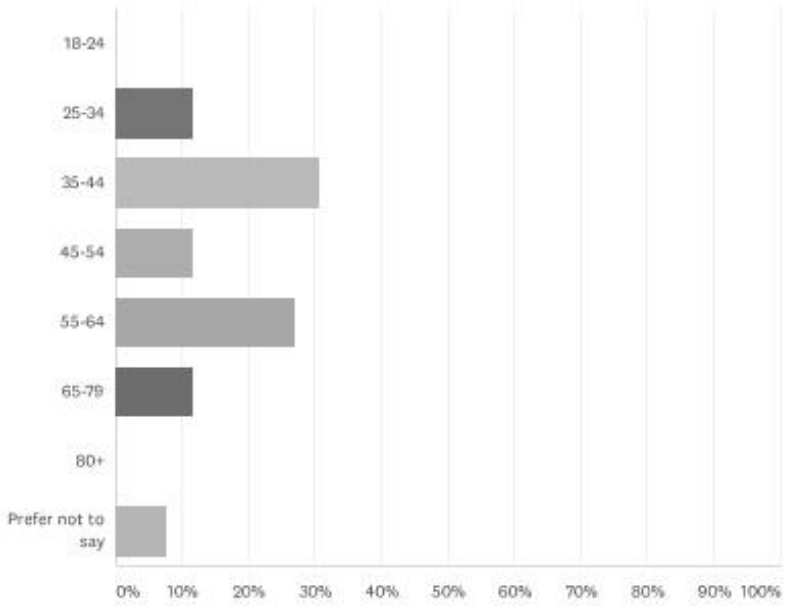
Answered: 26 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	96.15%	25
Prefer not to say	3.85%	1
TOTAL		26

Q52 How old are you? Please check one.

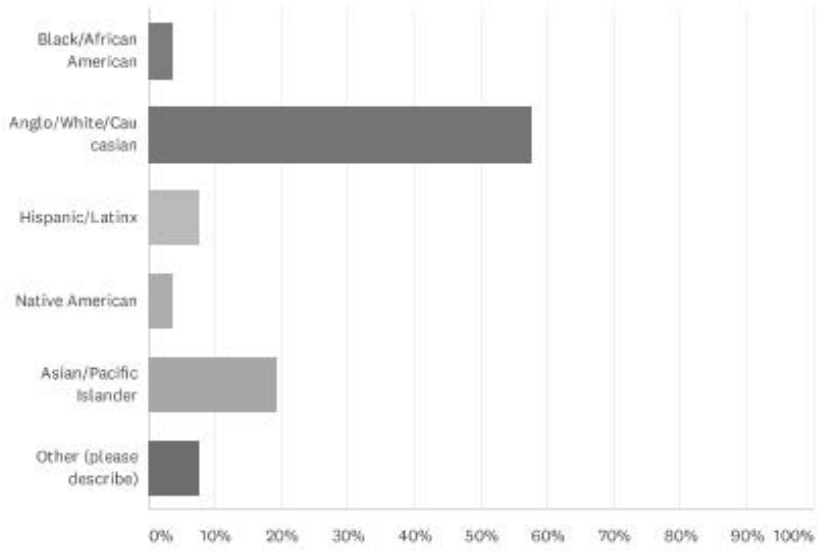
Answered: 26 Skipped: 14



ANSWER CHOICES	RESPONSES	
18-24	0.00%	0
25-34	11.54%	3
35-44	30.77%	8
45-54	11.54%	3
55-64	26.92%	7
65-79	11.54%	3
80+	0.00%	0
Prefer not to say	7.69%	2
Total Respondents: 26		

Q53 What is your racial or ethnic background? (check all that apply)

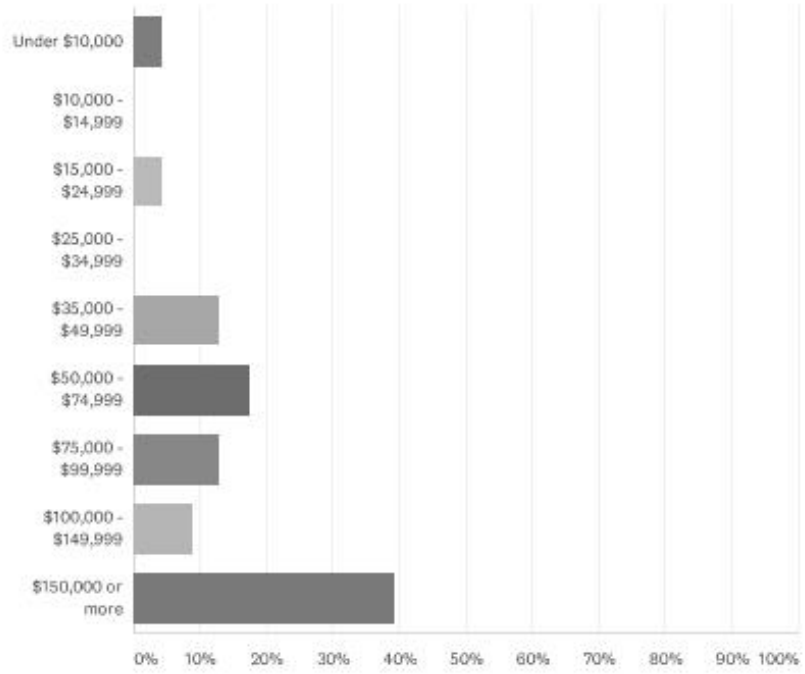
Answered: 26 Skipped: 14



ANSWER CHOICES	RESPONSES	
Black/African American	3.85%	1
Anglo/White/Caucasian	57.69%	15
Hispanic/Latinx	7.69%	2
Native American	3.85%	1
Asian/Pacific Islander	19.23%	5
Other (please describe)	7.69%	2
Total Respondents: 26		

Q54 What is the approximate annual income (before taxes) for your household (if you live with a roommate/housemate, only count your own income)?

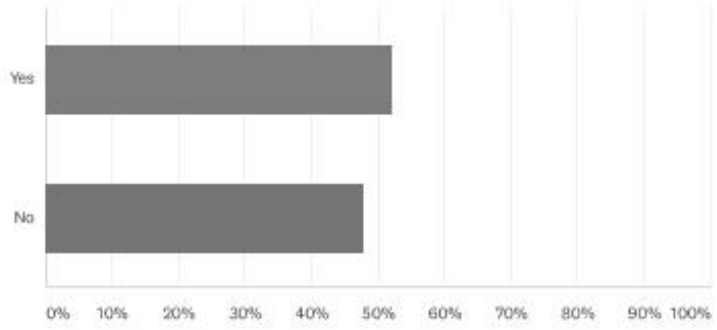
Answered: 23 Skipped: 17



ANSWER CHOICES	RESPONSES	
Under $10,000	4.35%	1
$10,000 - $14,999	0.00%	0
$15,000 - $24,999	4.35%	1
$25,000 - $34,999	0.00%	0
$35,000 - $49,999	13.04%	3
$50,000 - $74,999	17.39%	4
$75,000 - $99,999	13.04%	3
$100,000 - $149,999	8.70%	2
$150,000 or more	39.13%	9
TOTAL		23

Q55 Do you live on a fixed income?

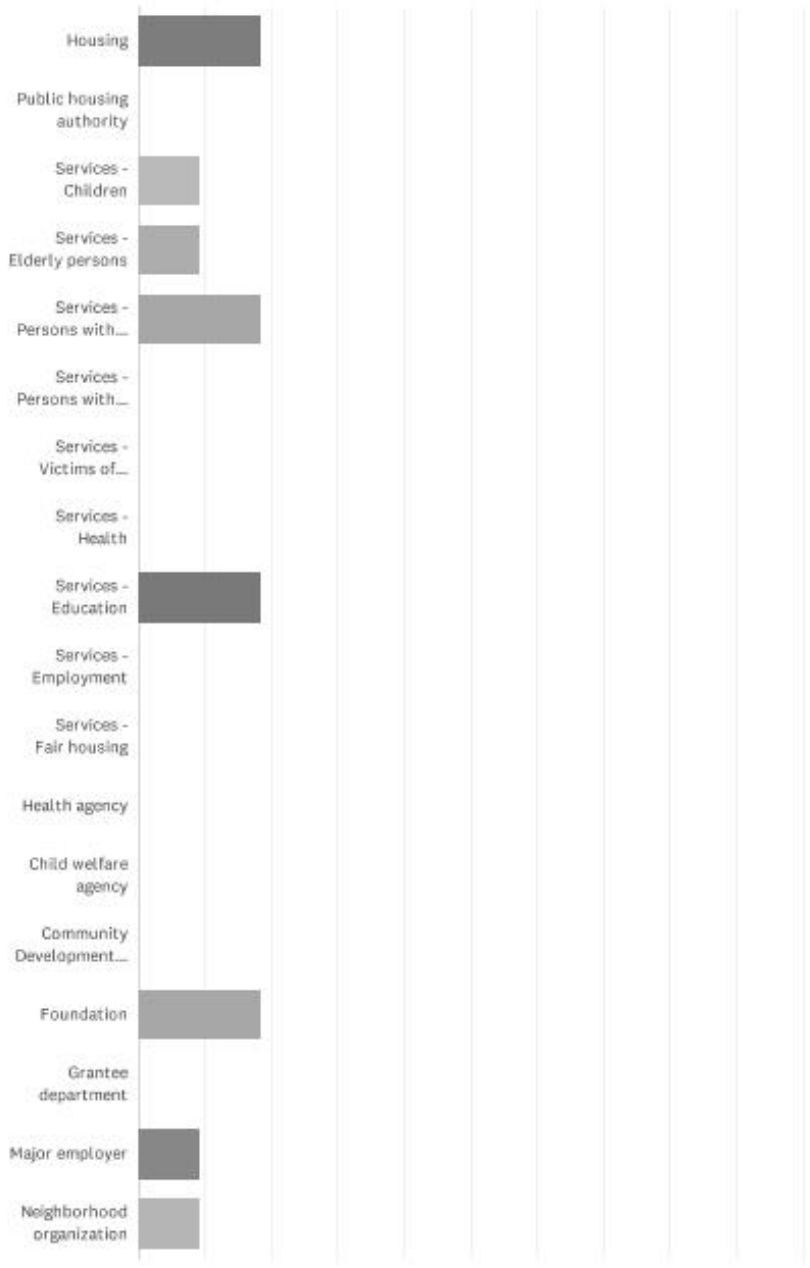
Answered: 25 Skipped: 15



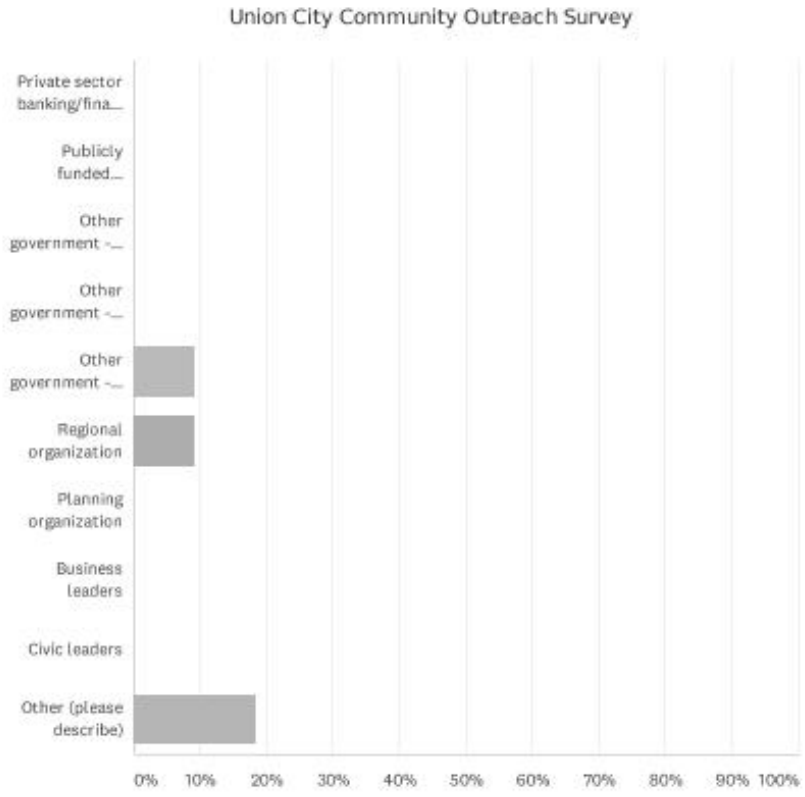
ANSWER CHOICES	RESPONSES	
Yes	52.00%	13
No	48.00%	12
TOTAL		25

Q56 Please indicate if you are affiliated with any of the organization types listed below. If other, please specify.

Answered: 11 Skipped: 29



78 / 80


Union City Community Outreach Survey
Private sector banking/fina...
Publicly funded...
Other government -...
Other government -...
Other government -...
Regional organization
Planning organization
Business leaders
Civic leaders
Other (please describe)
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

ANSWER CHOICES	RESPONSES	
Housing	18.18%	2
Public housing authority	0.00%	0
Services - Children	9.09%	1
Services - Elderly persons	9.09%	1
Services - Persons with disabilities	18.18%	2
Services - Persons with HIV/AIDS	0.00%	0
Services - Victims of domestic violence	0.00%	0
Services - Health	0.00%	0
Services - Education	18.18%	2
Services - Employment	0.00%	0
Services - Fair housing	0.00%	0
Health agency	0.00%	0
Child welfare agency	0.00%	0
Community Development Financial Institution (CDFI)	0.00%	0
Foundation	18.18%	2
Grantee department	0.00%	0
Major employer	9.09%	1
Neighborhood organization	9.09%	1
Private sector banking/financing	0.00%	0
Publicly funded institution/system of care*	0.00%	0
Other government - Federal	0.00%	0
Other government - State	0.00%	0
Other government - Local	9.09%	1
Regional organization	9.09%	1
Planning organization	0.00%	0
Business leaders	0.00%	0
Civic leaders	0.00%	0
Other (please describe)	18.18%	2
Total Respondents: 11		

Grantee Unique Appendices

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CALIFORNIA NEWSPAPER SERVICE BUREAU
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UNION CITY, CA 94587 USA

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34009 ALVARADO-NILES ROAD
UNION CITY, CA 94587 USA

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Type	Order No	Description	Amount
Invoice	B3363061	NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING FOR ' HRG NOTICE OF HEARING 98398 WHATS HAPPENINGS TRI CITY VOICE - UNION 05/05/2020 *$ 1.25 * 42 lines * 1 Ins * 2 Cols* 105.00	105.00

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Invoice Date	Invoice Number	Customer Number
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34009 ALVARADO-NILES ROAD
UNION CITY, CA 94587 USA

WHATS HAPPENINGS TRI CITY VOICE

39737 PASEO PADRE PKWY. FREMONT, CA 94538
Telephone (510) 494-1999 / Fax (510) 796-2462

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UNION CITY/ECD PLANNING COMMISSION
34009 ALVARADO-NILES ROAD
UNION CITY, CA - 94587

CNS#: 3363051

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California
County of ALAMEDA } ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:

NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the WHATS HAPPENINGS TRI CITY VOICE, a newspaper of general circulation in the city of Union City, county of Alameda as defined by the laws of the State of California by the Superior Court of the County of Alameda, State of California under date 05/02/2006, case no. RG06274520. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

05/05/2020

Executed on: 05/12/2020
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

A0000054151 64

Print

UNION CITY

NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING FOR THE ADOPTION OF THE 2020-2024 CONSOLIDATED PLAN AND THE 2020-2021 CDBG ANNUAL ACTION PLAN

The City of Union City will host the 2020-2024 Consolidated Plan and the 2020-2021 Annual Action Plan for the following Federal grant: Block Grant (CDBG) Program available for a 30-day public review and comment period on May 01, 2020 and ending at the close of business on May 31, 2020. The report can be accessed on the City of Union City website at: https://www.unioncity.org/200/Community-Development-Block-Grant-Program

By this Notice, the City of Union City invites public input on the proposed activities that may be proposed by the City to provide written comments. Comments must be received by the close of business on May 31, 2020. Comments received by this deadline will be included as a part of the public hearing. Comments can be emailed to [illegible]@unioncity.org

A public hearing for the adoption will be held on May 26, 2020, at 7:00 p.m. at the Union City Council meeting. Citizens are encouraged to review and comment on the new Consolidated Plan and the proposed use of CDBG funds for the 2020-2021 program year. Instructions on how to virtually attend the meeting and provide your comments can be found at: https://www.unioncity.org/1562/In-Person-Meetings

Additional information, including how to submit comments via written form, can be obtained by contacting:

Ahmad Elias, Community Development Administrator
ahmadE@ci.union-city.ca.us
(510) 675-5332

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact [illegible] at (510) 675-5332. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

CNS 3363051

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission: ☐ Preapplication ☐ Application ☒ Changed/Corrected Application	* 2. Type of Application: ☐ New ☐ Continuation ☒ Revision	* If Revision, select appropriate letter(s): E: Other (specify) * Other (Specify): Correct Formula Error
* 3. Date Received: 12/29/2020	4. Applicant Identifier: MC06-0010	
5a. Federal Entity Identifier: 94-6039841	5b. Federal Award Identifier: B-20-MC-06-0035	
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Union City		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6039841	* c. Organizational DUNS: 0045397320000	
d. Address:		
* Street1: 34009 Alvarado-Niles Road		
Street2:		
* City: Union City		
County/Parish:		
* State: CA: California		
Province:		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 94587-4497		
e. Organizational Unit:		
Department Name: Economic & Community Developme	Division Name: Housing & Community Developmen	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.	* First Name: Francisco	
Middle Name: Javier		
* Last Name: Gomez		
Suffix: Jr.		
Title: Housing and Community Development Manager		
Organizational Affiliation:		
* Telephone Number: 510-675-5322	Fax Number: 510-675-7318	
* Email: FranciscoG@unioncity.org		

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify)

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant (CDBG) Program for Entitlement Communities

* 12. Funding Opportunity Number:

B-20-MC-06-0045

* Title:

Community Development Block Grant

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Chula City will use funding to support various public services, housing programs, and other projects serving low-mod residents for FY20.SF424 submitted to correct HUD initial allocation error.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CA-015 * b. Program/Project: CA-015

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020 * b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	548,267.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	548,267.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Mrs. * First Name: Joan

Middle Name:

* Last Name: Malloy

Suffix:

* Title: City Manager

* Telephone Number: 510-675-5314 Fax Number: 510-675-5310

* Email: JoanM@fremont.gov

* Signature of Authorized Representative: Joan Malloy * Date Signed: 01/26/2021

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received: 06/11/2020	4. Applicant Identifier: B-20-MC-06-0046
5a. Federal Entity Identifier: 946036941	5b. Federal Award Identifier:
State Use Only:	
6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Union City	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6036941	* c. Organizational DUNS: 0069897020000

d. Address:

* Street1:	34009 Alvarado-Niles Road
Street2:	
* City:	Union City
County/Parish:	
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	94587-4097

e. Organizational Unit:

Department Name: Economic & Community Developme	Division Name: Housing & Community Developmen

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

Prefix:	* First Name: Carmela
Middle Name:	
* Last Name: Campbell	
Suffix:	
Title: Economic and Community Development Director	
Organizational Affiliation:	
* Telephone Number: 510-675-5316	Fax Number:
* Email: Carmelac@UnionCity.org	

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

* 12. Funding Opportunity Number:

B-20-MC-06-0010

* Title:

Community Development Block Grant

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Union City will use funding to support various public services, housing programs, and other projects serving low-mod residents.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

1

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CA-015 * b. Program/Project: CA-015

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020 * b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	348,351.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	348,351.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: * First Name: Joan

Middle Name:

* Last Name: Malloy

Suffix:

* Title: City Manager

* Telephone Number: 510-675-5340 Fax Number:

* Email: joanm@UnionCity.org

* Signature of Authorized Representative: Joan Malloy * Date Signed: 06/11/2020

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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

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

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

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

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
[signature]	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Union City	6/11/2020

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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.

Uniform Relocation Act and Anti-displacement and Relocation Plan – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

6/11/2020
Date

City Manager
Title

Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2020, 2021, 2022 [a period specified by the grantee 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.

In addition, 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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

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

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

Joan Malloy
Signature of Authorized Official

6/11/2020
Date

City Manager
Title

OPTIONAL Community Development Block Grant Certification

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 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 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 of Authorized Official — Date: 6/11/2020

City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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.

Subsidy layering -- 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 of Authorized Official

6/11/2020
Date

City Manager
Title

Appendix - Alternate/Local Data Sources



2020 – 2024 Consolidated Plan
2020-2021 Action Plan
7/1/2020

Executive Summary

ES-05 Executive Summary – 24 CFR 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 will receive $1,691,548 for the 2020 program year and anticipates receiving approximately $8 million in CDBG funding over the next five years, program years 2020 through 2024.

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 will receive $ 429,826 for the 2020 program year and anticipates receiving approximately $3.2 million in HOME funding over the next five years, program years 2020 through 2024.

To receive funding each year, the City of Fremont, in conjunction with the Alameda County HOME Consortium, must complete a Five-Year Consolidated Plan. The Consolidated Plan is an assessment of the needs in the community relating to housing, social and public services, and public infrastructure. The analysis looks at the populations most affected by the current housing stock, state of the economy and the ability to meet daily living needs. The Consolidated Plan then outlines priorities and goals to address those needs. The Alameda County Consolidated Plan contains the full data analysis for the area and the Fremont Consolidated Plan contains an abbreviated data analysis. The two documents work together, along with Consolidated Plans from other Cities in the Alameda County HOME Consortium, to complete the full analysis and strategies for the area.

The City of Fremont completes an Action Plan on an annual basis to update the Consolidated Plan and to outline specific projects and funding resources that will meet the Consolidated Plan goals. At the end of each year, the City of Fremont will write a Consolidated Annual Performance and Evaluation Report to

report the progress towards each of the Consolidated Plan goals. These three documents enable the public, elected officials and HUD to understand the needs in the community, provide input and measure progress and investment in the community.

This document will serve as both the Consolidated Plan and the Action Plan for the City of Fremont. The Consolidated Plan will cover program years 2020 through 2024. The program year will begin on July 1st of each year and end on June 30th. The first year of this Consolidated Plan will begin July 1, 2020 and end June 30, 2021. The last year of this Consolidated Plan will end on June 30, 2025.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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 230,964 based on the 2017 American Community Survey (ACS). It has a diverse racial and ethnic population, with persons identifying as Asian making up 57.4 percent of the population and persons identifying as Latino making up 13.5 percent of the population. People of color, non-White persons, make up approximately 75.1 percent of Fremont's population.

The City has a mixed economic base, with a 3.6 percent of families and 5.4 percent of individuals living below the poverty level. The median household income in 2017 was $122,191. The City also has a relatively high homeownership rate at 62.4 percent. By comparison, the percentage of homeownership units in Alameda County was 53.3 percent and 54.6 percent in all of California.

The City of Fremont has long recognized the importance of nonprofit agencies and the services they provide to the residents. As the non-profit's 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 funds non-profits in providing social services to low-income residents. The City intends to use CDBG funds to coordinate program services, and projects consistent with the following goals and objectives:

Goals: Promote Affordable Housing

5. Assist low and moderate-income First-Time Homebuyers
6. Preserve existing affordable rental and ownership housing for low- and moderate-income households
7. Increase the availability of affordable rental housing for low and moderate-income households
8. Reduce housing discrimination

Goals: Support Community Development (non-housing) Needs

9. Public facilities and improvements
10. Public services
11. Economic development

Goals: Address Homelessness

1. Maintain, 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

Goals: Increase Supportive Housing

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

Goals: Reduce Lead Based Pant Hazards

1. Lead-based paint hazard reduction

3. Evaluation of past performance

In the 2015-2019 Consolidated Plan, the City of Fremont worked in two priority areas and addressed five different goals. The Plan focused on improving public facilities, homeownership creation, homeownership stabilization, fair housing and critical safety net services. Accomplishments from the first four years of the 2015-2019 Consolidated Plan include:

- Homeowner housing improved – 26 homes repaired or renovated
- Support public services for those in need – 3,665 people served
- Assist microenterprise businesses with startup costs – 99 businesses served
- Improve infrastructure and accessibility to public facilities in low-income neighborhoods – 3,670 people served

It should be noted that these accomplishments were from programs and projects funded July 1, 2015 through June 30, 2018. The last year of the Consolidated Plan is not yet complete so data is only for the first four years of the 2015-2019 Consolidated Plan.

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 2015-2019 Strategic

Plan period, the City had one monitoring visit by HUD. This visit concluded with no significant concerns or findings.

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: As part of developing the Strategic Plan, in November 2019 the City deployed a Community Needs Survey. The survey was sent to a wide group of residents, grantee agencies, city staff, public officials, and community organizations. The survey was also available on the City's website.

457 responses were submitted. The data from these surveys were considered to help determine the priority needs stated in the strategic plan.

Public Hearings: On December 12, 2019, in conjunction with its FY 2020-2022 CDBG Funding Orientation, the Citizens' 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 hearing was attended by thirteen community agencies. Thirteen comments were received and were focused on the following needs: preservation of existing affordable housing units, rehabilitation of public facilities, creation of microenterprise, more supportive and transitional housing, public service needs.

A Request for Proposals for FY 2020-2022 CDBG funding was issued on December 12, 2019; eleven (11) proposals were received by the January 23, 2020 deadline. CAC and City Staff had a public hearing on February 10, 2020, where they reviewed the proposals and compiled additional questions for the agencies. The agencies' responses were received by February 18, 2020. CAC and City Staff held a public hearing on March 5, 2020, where the applicant agencies were interviewed based on a pre-determined interview schedule. CAC and City Staff held a public hearing on March 12, 2020, where CAC Members

provided individual scores for the agencies, based on which CAC Members and Staff finalized funding recommendations to be presented to the City Council at the May 12, 2020 City Council Meeting.

Due to the stay-at-home order, the City of Fremont released a draft Action Plan for a five-day period from June 15, 2020 through June 20, 2020. Because of a shelter in place order by the Governor of California, the City of Fremont placed a copy of the Consolidated Plan on its website. The City was unable to distribute paper copies to locations closed due to the COVID-19 pandemic. The City of Fremont did not receive any comments during this period.

5. Summary of public comments

The respondents feel that the highest level of need in Fremont is for lower income families, children from lower income families, and lower income individuals. Respondents felt that there is a need for the creation of new, affordable housing, housing with supportive services, and rent assistance for low income tenants.

There is also a need for social services, including mental health services, health services, and homeless programs. Additionally, respondents felt there was a need to maintain community centers and address needs for upgrades and rehabilitation.

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

The City of Alameda has accepted all comments regarding the drafting of the 2020-2024 Consolidated Plan. The final draft submitted to the US Department of Housing and Urban Development will include all public comments received and the City's responses.

7. Summary

The Alameda County's 2020-2024 Consolidated Plan includes a more in-depth needs and housing market analysis. The City of Fremont's 2020-20204 Consolidated plan has a needs and market overview because the housing market of the two cities is intertwined. Each community in the Alameda County HOME Consortium will have separate strategic plans as well as some separate public meetings regarding the funding process. All of the Consolidated Plans complete the requirements set by the U.S. Department of Housing and Urban Development.

In consultation with community stakeholders, public meeting input and data analysis, affordable housing is the number one need. Even when speaking to the needs of the workforce, affordable housing repeatedly came to the forefront of conversation. The analysis will show a large number of households

pay more than 30 percent of their gross monthly income towards housing, experiencing a housing cost burden.

The City of Fremont has also funded supportive services for the most vulnerable community residents. Services have included:

- Fair Housing programs, including mediation for tenants and landlords
- Teaching refugees to be entrepreneurs and start up new businesses.
- Home based child care.
- Assistance for residents beginning micro enterprise businesses.

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

Table 103– 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

Arquimides Caldera

Deputy Director of Human Services

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fax: 510.574.2054

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(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 the County of Alameda (HACA) serves the City of Fremont. The Authority administers several county-wide 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.

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

Activities to address the housing needs of the homeless, extremely low-income persons with serious mental illness and/or those living with HIV/AIDS are based on the implementation of the *EveryOne Home Plan to End Homelessness*. The 2018 Strategic update to *EveryOne Home Plan to End Homelessness* calls for every member of the local Continuum of Care (CoC) in the community to act with renewed urgency in their efforts. The update was produced through a ye-long community process that include 25 key stakeholder interviews, six focus groups attended by 70 people currently homeless in the county, multiple community forums with over 200 participants, and a review of best practices and plans from community with similar homeless populations and housing markets. The update includes four broad strategies to expand capacity, increase investment, build stronger partnerships, and align public policies. The proposed five-year targets include:

1. Reduce the number of people becoming homeless;
2. Increase the number of people returning to permanent homes;

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

EveryOne Home envisions a system of housing and services in Alameda County that, by 2023, ensures all extremely low-income residents have a safe, supportive, and permanent place to call home along with services available to help them stay housed and improve the quality of their lives.

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 Alameda County Housing and Community Development Department, through HMIS and participation in the EveryOne Home Results Based Accountability 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, beginning 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 continue to use this same structure for the next five years.

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 104– Agencies, groups, organizations who participated

1	**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 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?	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for Pickering Place rehabilitation, a 43-unit affordable apartment complex.
2	**Agency/Group/Organization**	ALZHEIMER'S SERVICES OF THE EAST BAY
	Agency/Group/Organization Type	Services-Persons with Disabilities Neighborhood Organization
	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 agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for support around their adult day-care program.
3	**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 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?	Annually consult with as part of the City Action Plan Community Needs Assessment.
4	**Agency/Group/Organization**	Fremont Family Resource Center
	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 Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local
	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
	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 Fremont
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs HOPWA Strategy 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?	Annually consult with as part of the City Action Plan Community Needs Assessment.

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

The City strives to conduct a comprehensive outreach program, and 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	EveryOne Home	The priority to create safer communities through stabilization of housing for homeless families and services for those at-risk matches those of the CoC for the area.
Regional Analysis of Impediments to Fair Housing C	County of Alameda	The goals set by the City of Alameda as part of the Analysis of Impediments to Fair Housing Choice have been incorporated as part of the goals of the Consolidated Plan.

Table 105– 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 of input of various critical governmental and community-based agencies in developing the priorities discussed above.

The City of Fremont is a member of the 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 also worked with other City departments to get their input on priority needs. The Department 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 of 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 needs of youth, families, and seniors.

Narrative

The City of Fremont has partnered with the Alameda County HOME Consortium to complete the 2020 – 2024 Analysis of Impediments to Fair Housing (AI). The County of Alameda served as lead agency, and multiple participating jurisdictions, including the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing. The process for the development of the AI began in the fall of 2019 and wrapped up in winter 2020. The AI can be found on the Alameda Housing Authority website at http://www.alamedahsg.org/cms/one.aspx?pageId=3760617. The City of Fremont must, and will, partner with the entire consortium to implement fair housing initiatives as part of the Consolidated Plan.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

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

Community Needs Survey: As part of developing the Strategic Plan, in November 2019 the City deployed a Community Needs Survey. The survey was sent to a wide group of residents, grantee agencies, city staff, public officials, and community organizations. The survey was also available on the City's website.

457 responses were submitted. The data from these surveys were considered to help determine the priority needs stated in the strategic plan.

Public Hearings: On December 12, 2019, in conjunction with its FY 2020-2021 CDBG Funding Orientation, the Citizen's Advisory Committee (CAC), a citizen's body advisory to City staff on CDBG matters, held a public hearing on housing and community development needs in the City of Fremont.

The hearing was attended by thirteen community agencies. Thirteen comments were received and were focused on the following needs: preservation of existing affordable housing units, rehabilitation of public facilities, creation of microenterprise, more supportive and transitional housing, public service needs.

A Request for Proposals for FY 2020-2022 CDBG funding was issued on December 12, 2019; eleven (11) proposals were received by the January 23, 2020 deadline. CAC and City Staff had a public hearing on February 10, 2020, where they reviewed the proposals and compiled additional questions for the agencies. The agencies' responses were received by February 18, 2020. CAC and City Staff held a public hearing on March 5, 2020, where the applicant agencies were interviewed based on a pre-determined interview schedule. CAC and City Staff held a public hearing on March 12, 2020, where CAC Members provided individual scores for the agencies, based on which CAC Members and Staff finalized funding recommendations to be presented to the City Council at the May 12, 2020 City Council 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	Survey	Minorities Non-targeted/broad community	In November 2019, the City deployed a Community Needs Survey and received 457 responses to the survey.	The respondents feel that the highest level of need in Fremont is for lower income families, children from lower income families, and lower income individuals. Respondents felt that there is a need for the creation of new, affordable housing, housing with supportive services, and rent assistance for low income tenants. There is also a need for social services, including mental health services, health services, and homeless programs. Additionally, respondents felt there was a need to maintain community centers	All comments accepted	

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)
				and address needs for upgrades and rehabilitation.		
2	Public Hearing	Non-targeted/broad community	December 12, 2019 Citizens Advisory Committee Meeting to provide an orientation to the City's Goals and Strategies for the next five years. Determine needs in the community. 13 agencies participated in the hearing.	The following needs were identified: Maintain affordable housing unitsRehabilitation of community facilities Social/mental health/health service needsHousing with supportive servicesTransitional housing	All comments accepted	
3	Public Hearing	Non-targeted/broad community	February 10, 2020 Citizens Advisory Committee meeting to prepare additional questions for agencies who submitted a proposal.	Initial review of applications from agencies and prepared a list of questions for each organization.	All comments accepted	

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	March 5, 2020 Citizens Advisory Committee meeting to interview applicants for CDBG funding.	Interview of individual applicants about their application for CDBG funding.	All comments accepted	
5	Public Hearing	Non-targeted/broad community	March 12, 2020 Citizens Advisory Committee meeting to approve applications and make recommendations to the City Council.	Meeting to approve applications and make recommendations to the City Council.	All comments accepted	
6	Survey	Non-targeted/broad community	for a five-day period from June 15, 2020 through June 20, 2020. Because of a shelter in place order by the Governor of California, the City of Fremont placed a copy of the Consolidated Plan on its website.	The City did not receive any comments during this period.	The City did not receive any comments during this period.	

Table 106– Citizen Participation Outreach

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.

According to the 2017 ACS, approximately 17.6 percent of Fremont households earned incomes below $50,000 per year and 8 percent of Fremont households earned income less than $25,000 per year. According to the 2020 Analysis of Impediments to Fair Housing, 25,965 households were experiencing housing problems and 12,585 households were experiencing severe housing problems. Housing problems are defined as one or more of the following housing problems: 1) lacking complete kitchen facilities, 2) lacking complete plumbing facilities, 3) overcrowding with more than 1 persons per room, or 4) housing costs exceeding 30 percent of the household's gross monthly income. Severe housing problems are defined as one or more of the following housing problems: 1) lacking complete kitchen facilities, 2) lacking complete plumbing facilities, 3) overcrowding with more than 1.5 persons per room, or 4) housing costs exceeding 50 percent of the household's gross monthly income.

Fremont's population is aging. In 1990, the median age was 31.9; by 2010 it rose to 36.8 years and in 2017, it rose again to 37.7. Of the total population, 11.8 percent or 27,209 are age 65 years or older. Of those individuals, 3,771 are over the age of 85. For the purpose of this document, those over the age 85 years will be considered frail elderly. One likely result of the aging of Fremont's population is an increased demand for elder care services and facilities, including senior housing.

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

Introduction:

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)**
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

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 City is currently working on the following local transportation projects:

The South Fremont Arterial Management TFCA project will develop and implement new traffic signal coordination plans for the weekday AM, Midday, and PM peak commute periods at twelve (12) intersections along Warm Springs Boulevard from Scott Creek Road/Kato Road to South Grimmer Boulevard, six (6) intersections along Fremont Boulevard-Washington Boulevard from Eugene Street to Osgood Road/Driscoll Road, seven (7) intersections along Grimmer Boulevard from Bay Street to Yellowstone Park Drive, and at five (5) intersections along Blacow Road from Hilo Street to Fremont Boulevard.

The Paseo Padre Parkway Arterial Management TFCA project will develop and implement new traffic signal coordinated plans for the weekday AM, Midday, and PM peak commute periods at twenty-two (22) intersections along Paseo padre Parkway. The project will also upgrade existing traffic signal equipment by adding new equipment to enhance the operation and monitoring of the new timings and provide communication reliability to the TMC.

The Northern Fremont and Auto Mall Parkway Arterial Management TFCA project will develop and implement new traffic signal coordination plans for the weekday AM, Midday, and PM peak commute periods at nine (9) intersections along Fremont Boulevard from Decoto Road to Lake Arrowhead Avenue/Falcon Drive, five (5) intersections along Decoto Road from I-880 to Paseo Padre Parkway, and at twelve (12) intersections along Auto Mall Parkway from Cushing Parkway/Boyce Road to I-680.

The Fremont Boulevard Safe and Smart Corridor is the City's vision to use technology to move traffic efficiently along the corridor at a safe speed, ensure safe pedestrian and bicycle movement, enhance transit service, and improve management of the traffic signal and lighting systems. The 10-mile section of Fremont Boulevard, between Paseo Padre Parkway and Cushing Parkway, would serve as a nationally significant demonstration of current traffic safety technologies and a test bed for new innovation opportunities.

The Walnut Avenue Bikeway project is located in the City Center of Fremont between Mission Boulevard and Argonaut Way. This two mile segment of Walnut Avenue serves as the primary east-west corridor in the City Center providing multimodal connections. The overall project calls for the construction of five protected intersections, one bicycle/pedestrian trail crossing enhancement consisting of a flashing beacon near the BART/Transit station, installation of Class 4 separated bicycle lanes with green bicycle lanes at intersection conflict points.

Paseo Padre Parkway Safe and Complete Street project would include a reconfiguration of the roadway that reduces the current two lanes per direction to a single lane per direction between signalized intersections; upgrading uncontrolled crosswalks to high visibility crosswalks with advanced yield markings; adding buffered bike lanes with green markings in "conflict zones"; and narrowing travel lanes to 10 feet wide for speed management.

Niles Blvd and Rancho Arroyo "Safe and Complete Streets" Project has developed a "safe and complete streets" project for Niles Boulevard between the Niles Bridge and Hillview Drive to improve safety on a corridor with a history of serious traffic crashes and excessive speeding and to provide quality facilities for all roadway users.

How were these needs determined?

The primary document outlining the City's development policy is the City's General Plan (https://www.fremont.gov/398/General-Plan). It is the standard practice to involve extensive public participation in the development and updates pertinent to the General Plan. Furthermore, each of the initiatives described above has had its own separate public involvement process.

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 General Fund revenues to fund various social service agencies serving low- and moderate-income Fremont residents. In the City's FY 18/19 Consolidated Annual Performance and Evaluation Report (CAPER) report, the City reported that approximately 3,700 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 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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2014-2018 American Community Survey (ACS), the 233,083 residents of the City of Fremont reflect a very diverse population:

- The average size of the City's 74,445 households is unusually large, at 3.11.
- Most (60,743, or 81.6%) of these households are families (63.5%) (2014-2018 ACS), with an average family size of 3.36 (2010 Census).
- Households that have children under 18 make up 41.6 percent of households.
- Most (61.6%) of the households are homeowners, with the remaining 38.4 percent renting their dwellings.

The prevalence of housing cost burden has held relative steady over time, and even posted a modest decline; in 2010, 36 percent of households (numbering about 24,000) experienced cost burden or severe cost burden; by 2018, this number had fallen to about 20,300 households in 2018, about 27 percent of all households. It is possible that this reflects migration of low-moderate income households to other communities, however, given the rather sharp increase in housing costs. Median home values rose from $641,900 in 2010 to $1,058,200 in 2018 (an increase of 64.9%), and median contract rent rising from $1,456 to $2,381 (63.5% increase) in that same time period; accordingly, the number of units affordable to low-moderate income people plummeted from 10,145 in 2010 to 6,945 (-32%) in 2016.

The City of Fremont participated in a regional Analysis of Impediments to Fair Housing in the fall of 2019. The study found housing affordability and availability are the largest issues found to affect the residents participating in the community engagement process. This finding is further supported by data provided by HUD through the AFFH Tool, the ACS, and from local resources, including Association of Bay Area Governments and local transit authorities, among others. Some of the findings in the 2020 Analysis of Impediments to Fair Housing, found at http://www.alamedahsg.org/UserFiles/Servers/Server_3723321/Image/Final%20AI_Combined_January%202020.pdf, are:

- Homeownership has decreased while renting has increased in the past two decades, and homeowners are more likely to be white.
- Segregation between white and Asian or Pacific Islander residents has increased for every jurisdiction except Fremont and Union City.
- The Bay Area region is experiencing increased economic growth and a high demand for housing. This growth is causing housing prices to rise, which then displaces low-income residents

- Across the Consortium, white and Asian or Pacific Islander residents tend to live in neighborhoods with a lower rate of poverty and have higher access to proficient schools and the labor market.

A full housing market analysis is included as part of the Alameda County Consolidated Plan for 2020-2024. That analysis looks a housing needs, housing cost, housing condition for the entire area. The analysis also looks at disproportionate need and the needs of low to moderate income households, who are struggling to meet daily housing needs.

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 107- Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use 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.

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

Introduction

Fremont has a mean income by job higher than the State of California average, according to the 2017 American Community Survey (ACS). The mean household income in California are $96,104 while the mean household income in Fremont is $143,043. The ACS also listed the mean earnings for men is much higher than women, with the mean wage for men $106,454 and the mean wage for women $79,630. It should be noted, the census information does not tell us the type of work each gender has as employment to get to those mean wages.

CDBG funding is to be utilized for households at 80 percent or below the area median household income. The median household income is the point where 50 percent of the population earns above the wage and 50 percent of the population earns below the wage. The 2017 ACS listed the median household income for Fremont at $122,191, lower than the mean or average wage.

The economic development analysis will examine the types of employment in the area and the needs of people who may earn incomes below the household median income.

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	704	35	1	0	-1
Arts, Entertainment, Accommodations	8,355	6,899	9	7	-2
Construction	3,806	4,667	4	5	1
Education and Health Care Services	14,451	13,752	15	15	0
Finance, Insurance, and Real Estate	5,094	3,412	5	4	-1
Information	6,206	1,832	7	2	-5

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	16,606	25,190	18	27	9
Other Services	2,751	2,331	3	2	-1
Professional, Scientific, Management Services	19,984	17,738	21	19	-2
Public Administration	0	0	0	0	0
Retail Trade	8,180	7,439	9	8	-1
Transportation and Warehousing	2,255	2,273	2	2	0
Wholesale Trade	5,675	7,883	6	8	2
Total	94,067	93,451	--	--	--

Table 108 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	117,700
Civilian Employed Population 16 years and over	110,185
Unemployment Rate	6.38
Unemployment Rate for Ages 16-24	12.82
Unemployment Rate for Ages 25-65	4.63

Table 109 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	45,910
Farming, fisheries and forestry occupations	4,005
Service	7,950

Occupations by Sector	Number of People
Sales and office	21,500
Construction, extraction, maintenance and repair	5,015
Production, transportation and material moving	4,300

Table 110 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	36,045	45%
30-59 Minutes	33,515	42%
60 or More Minutes	10,885	14%
Total	***80,445***	***100%***

Table 111 - Travel Time

Data Source: 2011-2015 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	4,265	435	3,015
High school graduate (includes equivalency)	15,450	1,245	5,630
Some college or Associate's degree	19,465	1,570	5,925
Bachelor's degree or higher	58,570	2,805	12,575

Table 112 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Less than 9th grade	75	340	600	2,120	2,580
9th to 12th grade, no diploma	1,400	1,055	1,110	2,485	1,690
High school graduate, GED, or alternative	4,230	5,035	5,195	12,100	6,790
Some college, no degree	6,740	4,580	4,165	10,060	4,100
Associate's degree	660	1,605	1,955	4,585	1,695
Bachelor's degree	2,455	11,740	11,655	15,515	4,865
Graduate or professional degree	210	8,780	13,465	12,805	3,400

Table 113 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	**Median Earnings in the Past 12 Months**
Less than high school graduate	24,939
High school graduate (includes equivalency)	34,969
Some college or Associate's degree	45,024
Bachelor's degree	76,502
Graduate or professional degree	105,175

Table 114 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

The major employment sectors are, in declining order, Professional, scientific, and management services (26.2%), education and health care (17.4%), and manufacturing (16.3%). Arts/hospitality/accommodations, finance/insurance/real estate, and retail trade all occupy about 6-8 percent of employment.

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 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:

The majority of the City's resident workforce (about 58.5%) is in management, business, and finance, which clearly shows a surplus relative to the large "professional, scientific, and management services" sector (see prior section). Conversely, only 8.0 percent of the workforce is involved in production, relative to the 16.3 percent of the City's total employment. Clearly, the City's jobs are being filled from workers from other communities. This suggests that transportation infrastructure and services play important roles in filling the workforce needs of the business community.

The City's Economic Development staff regularly meets with businesses to discuss City initiatives and to learn more about their business needs. Companies frequently cite a shortage of employees, which is 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.

According to the US Census, the mean travel time to work was 31.4 minutes. Thus, the majority of people over the age of 16 and working, live near work. According to the 2017 ACS, the number of workers walking has increased to 12,413 or 12.4 percent of workers carpooled to

work. Slightly over three quarters, 77.4 percent, of workers drive alone to work. This creates a need for infrastructure improvements or maintenance.

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.

Most of the City's projects are geared towards transportation infrastructure, which will have a substantial impact on the construction industry. Only 3.0 percent of the City's workforce is employed in construction, however. The projects will enhance accessibility for workers from other communities, which will help local job growth.

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

Because of its strategic location to Silicon Valley, Fremont has a highly educated workforce. Fifty-six (56) percent of the workforce has an Associate's Degree, Bachelor's Degree, or Graduate Degree. Another 17 percent of the workforce population has some college education without yet achieving a degree.

Employment opportunities in the jurisdiction are primarily geared towards out-of-community workers with low to moderate skill levels, and are not towards the resident workforce (of which 56.11% have a college degree, relative to 39.19% of employees with a college degree). With more lucrative opportunities elsewhere in the Valley, it is likely that City residents are going to find local employment opportunities to be attractive.

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.

Alameda County has a Workforce Development Board, (ACWBD) consisting of a 27 member employer-led oversight body that oversees the Workforce Innovation and Opportunity Act (WIOA) Title I programs in Alameda County (outside the city of Oakland). ACWDB sets local program policies in alignment with the WIOA and ensures that there are comprehensive WIOA services for job seekers, youth, and employers. ACWDB

also develops strategic partnerships to address workforce issues. Members represent the business community, higher education, economic development, labor, government, and community-based organizations.

Workforce development initiatives in the area include:

1. The Fremont Family Resource Center offers a one-stop environment where partner agencies provide employment and training services to job seekers.
2. La Familia's Department of Education and Employment Services, formerly East Bay Community Services, began as an independent nonprofit organization in the Tri-Valley area of Alameda County in 2012 and merged with La Familia in 2014. Through our Department of Education and Employment Services, we provide education, training, and guidance to steer program participants toward innovative pathways to sustainable careers, enhance their life skills, and build safe and economically vibrant neighborhoods and communities.

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.

Adopted in December 2011, and considered an optional General Plan element by the State, the Economic Development Element is included to formally establish the City's policy framework for economic development activities and decisions. This policy framework offers necessary guidance to provide for the City's regional competitiveness and long-term economic and fiscal stability. Based on analysis of recognized business trends and a strong understanding of the needs and variety of Fremont's business industries, this policy framework aims to ensure economic decision making is well-integrated into other aspects of city development. Key goals and strategies include:

1. Create a dynamic, local economy.Increasing the tax base.Fremont as a business-friendly community.Business recruitment and retentionLarge sales tax and employment generatorsWorkforce developmentJob-housing balanceLocal HiringTransportation Infrastructure and AmenitiesEconomic Development Program
2. A diverse mix of industrial and technology usesDiverse industrial and technology usesAttracting emerging growth industriesInnovation center
3. SustainabilityPromote Fremont as a destination for clean and green technology firmsPromote environmentally sustainable business practices
4. Promoting Fremont

- Highlighting Fremont's livability
- Fremont as a destination
- Support Fremont businesses
- Lodging, restaurants and meeting facilities
- Visitor services

Discussion

While the City has done much planning to support the economy, the COVID-19 pandemic in March 2020 created many new challenges not previously faced by the City of Fremont, the State of California or the United States. At the time of the publication of this document, the City of Fremont was under a stay-at-home order and the full impact of the mandated quarantine of residents and closure of businesses was not fully understood. While the goals have been set to address needs of the community, the City of Fremont understands that it will likely need to amend its five-year goals to address the changing needs of the economy as a result of the pandemic.

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 Fremont 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 37.9% of the total renter households are cost burdened, and about 24.2% of owner households having cost burden. For severe cost burden, the proportions are 15.7% and 9.1% for renters and owners, respectively (2014-2018 ACS).

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 Fremont has a diverse population with no one race comprising a majority in 2018. White persons account for 24.1 percent of the population, Asian persons represent 58.4 percent and Hispanics and Latinos represent 13.4 percent of the population City-wide. Black or African American persons represent 3.1 percent of the population, followed by the remaining category of “other” which is at 14.4 percent.

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 concentrations. 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. There is no overlap among low income concentration and minority concentrations within the City.

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

About 49.4 percent of the City’s renter-occupied housing units have one or more of the “selected conditions” with rates in the Irvington District reaching 64.2%. For owner households, the City-wide rate is 25.7 percent, with rates in the Irvington District reaching 33.5% (2014-2018 ACS).

Are there any community assets in these areas/neighborhoods?

The Irvington District neighborhood lacks some assets, having limited public transportation access and no community center. There is a library (the Irvington branch), a Safeway grocery store, several schools including elementary, junior high, and high schools, and several parks.

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 notes. 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 percent 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.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Data from the Federal Communications Commission (FCC) for 2018 indicate that broadband availability is ubiquitous across the City of Fremont, with every Census block in the City having in excess of 95 percent of its area having broadband access. Data from the American Community Survey (2014-2018) show that very low-income people nevertheless have low connection rates to broadband, with a City-wide rate of around 55 percent, and some neighborhoods along Highway 38 having connection rates of around 25 percent.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

All areas of the City have access to at least 2 broadband providers, and most areas of the City have access to at least 4. About half the City (geographically) has access to 5 or more providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In 2000, Congress passed the Disaster Mitigation Act of 2000, which focused on hazard mitigation before disasters such as earthquakes, fires, and floods occur. The goal was to encourage local governments and states to develop plans and undertake projects to mitigate the impact of natural disasters before they happen. With guidance from ABAG, California Governor's Office of Emergency Services (CalOES) and FEMA, the City prepared the 2016 Local Hazard Mitigation Plan. The Plan preparation consisted of community outreach, hazard assessment, risk assessment, mitigation goals and methods for implementation. A multi-departmental team spent approximately five months preparing this plan. Information about hazard mitigation can be found at: https://fremont.gov/1055/Local-Hazard-Mitigation-Plan.

The mitigation strategies of the plan are ranked in descending order of importance and broken down by their priority level. The High Priority Strategies as part of the plan are:

- Perform appropriate seismic and fire safety analysis based on current and future use for all City-owned facilities and structures.
- Strengthen, rehabilitate or replace City facilities and structures, based on the seismic and fire safety analysis, as funding is available.
- Conduct ongoing training for first responders and City personnel to ensure they have the necessary training and equipment to deal with a hazard (including natural and man-made disasters).
- Reduce seismic and fire risk in existing development through building and fire code updates and enforcement.
- Explore local legislation to regulate the storage of hazardous materials to be protected from flood zones, rising sea levels and tsunami inundation areas.
- Coordinate disaster preparation and mitigation practices with private sector, public institutions and other public bodies.
- Protect vulnerable water facilities to ensure an adequate water supply during emergencies and disaster recovery.
- Protect vulnerable electric systems and facilities and build resiliency so disruption to the system is minimized during and following disasters. Ensure adequate redundancy and fuel is available to maintain critical facilities.
- Improve the disaster-resistance of the natural gas delivery system to increase public safety and to minimize damage and service disruption following a disaster.
- Protect vulnerable wastewater facilities to ensure wastewater is treated during emergencies and disaster recovery.

- Perform hazard vulnerability analysis for solid waste management facilities utilized by the City.
- Integrate Climate Action Plan goals and actions with the Local Hazard Mitigation Plan goals and actions, if determined feasible.
- Integrate climate change research and adaptation planning into City operations and services.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

There had been no changes to the hazards identified since 2005. However, with the adoption of the Climate Action Plan in 2012 and the signing onto of Compact of Mayors in 2015, it seemed appropriate to add Extreme Heat and Sea Level Rise to the hazards assessed as part of the 2016 Local Hazard Mitigation Plan.

The other hazards identified in the plan since 2005 remain unchanged and include: earthquake, landslide, flooding and fire. The six subcomponents of earthquake include: fault rupture; shaking; earthquake induced landslides; liquefaction; tsunami and seiches; and fire following an earthquake.

The plan assesses the hazards and the probability of the hazard's effect on the City of Fremont. However, there has not been a data analysis on hazard's impact for low to moderate income households.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This strategic plan provides the roadmap for the City to address the needs of the most vulnerable residents in Fremont over the next five years. Following collection and review of the data presented in this document, as well as the input received through an extensive community engagement process, the City has established the following priorities to guide its strategies during program years 2020-2024: support non-housing community development, promote affordable housing, build strong supportive services, support efforts to end homelessness, and improve coordination and advocate for fair housing.

In this year's planning process, the City found many of the same issues identified five years ago during the last Consolidated Plan planning process are still relevant. The City reviewed the priorities and goals of the Strategic Plan in the context of the COVID-19 Pandemic and still found them relevant to assisting residents of Fremont. However, some priorities, such as supportive services may be a higher priority in the beginning of the five-year period than non-housing community development. The City of Fremont will continue to honor the planning process from prior to the pandemic, but also adjust its funding in the coming years to help the community with its recovery.

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

Geographic Area

Table 115 - 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.	The target area is the entire City of Fremont.
	Include specific housing and commercial characteristics of this target area.	The housing and market analysis discuss the needs in the community.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Fremont must submit a complete Consolidated Plan through the eCon Planning Suite. To do so, each project and goal must be in a target area. This target area allows programs that serve low income individuals, regardless of where they live, to be in compliance with the planning document.
	Identify the needs in this target area.	The housing and market analysis discuss the needs in the community.
	What are the opportunities for improvement in this target area?	The City of Fremont has positive economic growth and demand for housing.
	Are there barriers to improvement in this target area?	The housing and market analysis discuss the needs in the community.
2	**Area Name:**	Low Income Census Tracts
	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.	The boundaries for the area include all census tracts with 51 percent of the households earning below 80 percent of the area median family income. The boundaries change based on Census information and information from the American Community Survey. A map of the low income areas is included as part of this section.
	Include specific housing and commercial characteristics of this target area.	Housing Cost Burden remains high for both renter and homeowner households. Pricing pressure from its proximity to the San Francisco Bay area keeps increasing costs for affordable housing development.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Fremont must complete a Consolidated Plan every five years and identify areas of priority and where it will target funding. Some projects will be targeted in areas of higher concentrations of low to moderate income households as guided by regulations and local leaders.
	Identify the needs in this target area.	The needs vary from year to year, depending which census tracts are low to moderate income.
	What are the opportunities for improvement in this target area?	Demand for housing is high. Affordable housing will continue to be in demand.
	Are there barriers to improvement in this target area?	The primary barrier to development is the high cost of housing and real estate for development.

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City of Fremont has a diverse racial and ethnic population; according to the 2017 American Community Survey (ACS). The Asian population accounts for 57.4 percent of the total population in the City. According to the 2017 ACS, people of color (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) account for approximately 74.1 percent of Fremont's population. At the time of the 2010 Census, four of the City's 38 census tracts had populations of people of color of less than 50 percent. According to the 2017 ACS, all census tracts have populations with people of color at that exceed 51 percent. The City's actual racial and ethnic diversity may not be fully described in the ACS data as some distinct ethnic groups, such as the City's Afghan population, are categorized as "White" by the U.S. Census.

The City has not established specific target areas 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 notes. 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.

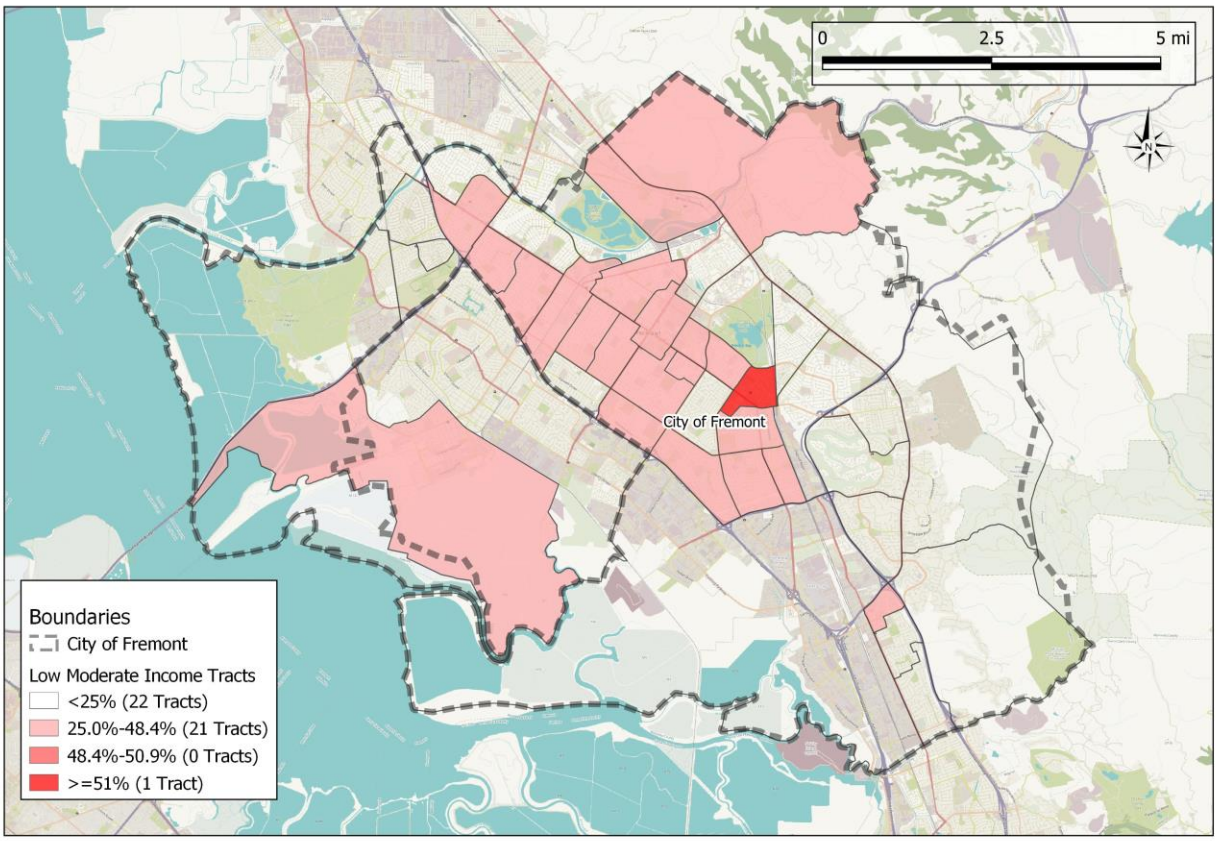


Figure 1 - Map of Low to Moderate Income Areas

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

Priority Needs

Table 116 – Priority Needs Summary

1	**Priority Need Name**	Strong Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City-wide
	Associated Goals	Public Services - Safety Net Food Access
	Description	The City of Fremont will focus on supporting public services, reducing barriers for low to moderate income households.
	Basis for Relative Priority	The City of Fremont recognizes the importance of funding public services under the CDBG Program, and has committed a portion of the its General Fund 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.
2	**Priority Need Name**	Address Homelessness
	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 Unaccompanied Youth
	Geographic Areas Affected	City-wide
	Associated Goals	Homeless Services Homelessness Prevention
	Description	The City of Fremont will focus on supporting services that address the needs of homeless individuals.
	Basis for Relative Priority	It is far more cost effective to support people, maintaining their housing and avoiding evictions, preventing the need for emergency shelter and a lengthy housing search. Homelessness is a regional issue and the City will work County-wide to address homelessness and the needs of these vulnerable residents.
3	**Priority Need Name**	Economic Development/Microenterprise Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City-wide Low Income Census Tracts
	Associated Goals	Economic Development - Support Economic Development - Buildings
	Description	The City of Fremont will promote economic development opportunities for all residents.

	Basis for Relative Priority	The City of Fremont will 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.
4	**Priority Need Name**	Promote Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Down Payment Assistance Affordable Housing Preservation Affordable Housing Creation Supportive Housing
	Description	The City of Fremont will promote affordable housing for all residents living in the community.
	Basis for Relative Priority	Many sections of this document confirm that housing is not affordable to all residents. The goals of this Consolidated Plan will have to address this need as a high priority. Extremely low-income households and low-income households are living with cost burdens because the supply of affordable housing does not exist. Incentives for developers and funding projects that address this specific need will be the only way the households with these incomes will be able to find housing in the community.
5	**Priority Need Name**	Non-Housing Community Development
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	City-wide Low Income Census Tracts
	Associated Goals	Public Improvements
	Description	The City of Fremont will build community assets and make public improvements.
	Basis for Relative Priority	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, 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.
6	**Priority Need Name**	Administration and Fair Housing
	Priority Level	High

	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 Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Administration Fair Housing
	Description	The City of Fremont will further fair housing efforts in the community and educate the public about fair and affordable housing. Efforts to coordinate with the City of Fremont as well as other private/public to improve services in the community also fall under this initiative.
	Basis for Relative Priority	The City is required to further fair housing initiatives and address concerns in its Fair Housing Assessment. The priority will also continue coordination among local governments and private service providers to continually improve services in the community.

Narrative (Optional)

The need for affordable housing in Alameda County far exceeds the supply of affordable rental and for-sale housing in the areas. Likewise, the City of Fremont faces a demand for affordable housing that greatly outstrips the 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 City of Fremont, in partnership with the Alameda County HOME Consortium. The City of Fremont is a participating jurisdiction in the Consortium. Because of the City's compact geography and generally uniform housing conditions, programs are implemented on a city-wide basis unless otherwise indicated.

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

Introduction

In the upcoming fiscal year, the City will receive $1,691,290 in Community Development Block Grant (CDBG) entitlement funds. The City will also have approximately $468,773 in re-programmed funds, $26,609 in FY 2019/20 uncommitted program income, and anticipates $80,000 in FY 2020/21 program income. The City's total CDBG program budget is $2,266,272. It is projected that at least 100 percent of residents benefiting from the CDBG program will be low- and moderate-income households as defined by the Department of Housing and Urban Development (HUD).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,691,290	106,209	468,773	2,266,272	6,700,000	As a CDBG entitlement jurisdiction, the City of Fremont receives annual CDBG entitlement allocations from HUD. CDBG funds can be used for a variety of housing and community development activities which benefit low- and moderate-income persons.

Table 117 - 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. Matching requirements for HUD programs will be satisfied with acceptable sources of non-federal financing. Sources may include private donations, owner funds, state funds, city and foundation funds and other acceptable non-federal sources of financing.

If appropriate, describe publically owned land or property located within the 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.

Discussion

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

- Strong Public Services
- Increase economic opportunities
- Promote affordable housing;
- Non-Housing Community Development
- Advocate for Fair Housing

Each of these activities and projects will require resources outside of the CDBG funding.

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 118 - 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 partnerships 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 2020-21. Over a dozen agencies will also receive CDBG capital, public service, or microenterprise funding. In addition to receive 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 the 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			
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 119 - 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. EveryOne Home is the community-based organization responsible for the coordination and implement of the *EveryOne HOME Plan to End Homelessness: 2018 Strategic Update*.

The *EveryOne HOME Plan to End Homelessness: 2018 Strategic Update* is a comprehensive blueprint to address homelessness, including preventing people from becoming homeless, expanding affordable housing, offering critical interventions that ensure the safety and dignity of people living without housing, and urgently reduce homelessness in the area's most impacted and vulnerable communities.

The City of Alameda is one of 14 cities in Alameda County that have adopted the plan. In Alameda County, issues of homelessness are addressed through a coordinated regional effort with every organization, city and CoC member participating. 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. The 2020-2024 Analysis of Impediments to Fair Housing found, through community feedback, that persons with disabilities often find it difficult to find an appropriate housing unit. Contributing factors affecting disability and access include:

- Access to publicly supported housing for persons with disabilities;
- Lack of affordable housing for individuals who need supportive services;
- Lack of assistance for housing accessibility modifications;
- Location of accessible housing; and,
- Limited supply of affordable housing within neighborhoods.

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

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	Public Services - Safety Net	2020	2024	Non-Housing Community Development	City-wide	Strong Public Services	CDBG: $142,000	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
2	Food Access	2020	2024	Non-Housing Community Development	City-wide	Strong Public Services		Other: 0 Other
3	Homeless Services	2020	2024	Homeless	City-wide	Address Homelessness	CDBG: $142,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Homelessness Prevention	2020	2024	Homeless	City-wide	Address Homelessness		Other: 0 Other
5	Economic Development - Support	2020	2024	Non-Housing Community Development	City-wide Low Income Census Tracts	Economic Development/Microenterprise Assistance	CDBG: $130,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Economic Development - Buildings	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Economic Development/Microenterprise Assistance	CDBG: $0	Businesses assisted: 3 Businesses Assisted
7	Down Payment Assistance	2020	2024	Affordable Housing	City-wide	Promote Affordable Housing		Direct Financial Assistance to Homebuyers: 5 Households Assisted
8	Affordable Housing Preservation	2020	2024	Affordable Housing	City-wide	Promote Affordable Housing	CDBG: $130,000	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
9	Affordable Housing Creation	2020	2024	Affordable Housing	City-wide	Promote Affordable Housing	CDBG: $1,000,000	Rental units constructed: 10 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Supportive Housing	2020	2024	Affordable Housing	City-wide	Promote Affordable Housing	CDBG: $300,000	Rental units constructed: 5 Household Housing Unit
11	Public Improvements	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Non-Housing Community Development	CDBG: $2,500,000	Other: 5 Other
12	Administration	2020	2024	Administration and Fair Housing	City-wide	Administration and Fair Housing	CDBG: $354,052	Other: 5 Other
13	Fair Housing	2020	2024	Administration and Fair Housing	City-wide	Administration and Fair Housing	CDBG: $113,300	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 120 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Services - Safety Net
	Goal Description	Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”
2	**Goal Name**	Food Access
	Goal Description	Improve access to food and reduce food insecurity.

3	**Goal Name**	Homeless Services
	Goal Description	Maintain, 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.
4	**Goal Name**	Homelessness Prevention
	Goal Description	Maintain and expand activities designed to prevent those currently housed from becoming homeless.
5	**Goal Name**	Economic Development - Support
	Goal Description	Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
6	**Goal Name**	Economic Development - Buildings
	Goal Description	Rehabilitate historic, commercial, and industrial structures. Work under this goal shall reduce code deficiencies or create new job opportunities.
7	**Goal Name**	Down Payment Assistance
	Goal Description	Assist low and moderate-income First-Time Homebuyers.
8	**Goal Name**	Affordable Housing Preservation
	Goal Description	Preserve existing affordable rental and ownership housing for low- and moderate-income households.
9	**Goal Name**	Affordable Housing Creation
	Goal Description	Increase the availability of affordable rental housing for low and moderate-income households.
10	**Goal Name**	Supportive Housing
	Goal Description	Increase the availability of service-enriched housing for persons with special needs.

11	**Goal Name**	Public Improvements
	Goal Description	Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/community centers.
12	**Goal Name**	Administration
	Goal Description	Improve the administration of funding and coordination among project providers.
13	**Goal Name**	Fair Housing
	Goal Description	Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

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 of Fremont will fund public service programs within the City. Based on previous performance, the public service organizations will serve 1,000 people over five years who have extremely low incomes, less than 30 percent of the area median income.

Homeowner repair programs across the City will benefit households earning more moderate level income. An estimated 6 units of repair will be targeted towards households earning 51-80 percent of the area median income and an estimated 4 units of repair will be targeted towards households earning 31-50 percent of the area median income.

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

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

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 percent of the total County Consortium units that were built prior to 1978 are located in Fremont. The 17.5 percent 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 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.

The City of Alameda will use CDBG funds to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. Housing renovation funded with HOME funds will also be required to follow the same regulatory requirements. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). 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.

Any required lead paint mitigation measures will be coordinated with the total renovation effort to streamline the process for the benefit of the homeowner; and also maximize total rehabilitation dollars. This process will minimize the number of days the owner will have to be temporarily relocated during the abatement process.

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

The following has been incorporated into the local policies and procedures manual:

The level of hazard reduction required depends on the level of assistance. Specific actions required include:

Up to $5,000 - Repair of paint disturbed during rehabilitation. Includes repairing disturbed paint and applying a new coat of paint.

$5,000 - $25,000 - Interim controls and standard treatments. Includes addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization.

Over $25,000 - Remediate. Remediation involves permanently removing lead-based paint hazards, often through paint and component removal and enclosure.

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

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

Tackling poverty is one of the most important factors in reducing social exclusion and improving the lives of Fremont residents. According to the 2017 ACS, in the City of Fremont, 10,915 individuals and 1,895 families are living at or below the poverty level. Poverty leads to a cycle of hunger, housing challenges and crime in the community that is often difficult to break. This strategy is crucial for demonstrating the City's commitment to tackling poverty and creating an inclusive economy with support for families trying to increase their income and opportunity.

In June 1999, the City of Fremont officially opened the City of Fremont Family Resource Center (FRC). The FRC represents the City's commitment to the collaboration and improved services to the community. The FRC's mission is to promote strong and healthy families, in all of their diverse cultural and economic forms, through empowerment and problem prevention. To this end, the FRC co-locates over twenty-two different agencies with a host of integrated services under one roof. The Center brings together supportive programs and activities in a consolidated, family friendly setting that fosters collaboration and efficient service.

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

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

The VITA program is designed to help low-income taxpayers who cannot afford professional tax assistance. The program also increases access for these individuals to claim the Earned Income Credit, and Child Tax Credit. For the third consecutive year, the FRC hosts a VITA site, coordinates the

recruitment and training of volunteers to provide free tax preparation services to low-income earners, persons with disabilities, and non-English speaking persons.

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

The primary strategy in 2020 to 2024 for the City of Fremont will be to close the gap on housing for households earning less than 30 percent of the area median income. So few housing units are available and affordable to this income bracket, that it is essential for families living in poverty to have more housing options. Initiatives and goals the City of Fremont will take on in the next five years include:

Goals: Affordable Housing Needs

- Assist low and moderate-income First-Time Homebuyers
- Preserve existing affordable rental and ownership housing for low- and moderate-income households
- Increase the availability of affordable rental housing for low and moderate-income households

Goals: Priority Homeless Needs

- Maintain, 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

Goals: Priority Supportive Housing

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

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

Monitoring assures that recipients of federal funds are in compliance with local objectives and federal program requirements. The intent of the City of Fremont is to work cooperatively with contractors and sub-recipients in the use of federal funds as best as possible and within reasonable time constraints. Monitoring shall be an ongoing process with technical assistance available throughout the implementation and completion of all activities undertaken.

Initial Review of Project Eligibility

1. Requests for funding must be supported with an application to be reviewed for allocation recommendation. Applications include specific information regarding design of project, cost of project and beneficiaries.

2. Each activity must be eligible under related program rules and must meet one of the three national objectives -- benefit low- and moderate-income persons, aid in the prevention or elimination of slum and blight conditions, or meet an urgent need which threatens the health or welfare of the community.

3. An activity must be consistent with local goals and objectives as expressed in adopted policies and/or established plans and must comply with related program regulations.

4. Successfully funded applicants are required to sign a funding agreement outlining all of the requirements, regulations and standards. Funding agreements for all real property activities shall specify the acceptable use of the property, the length of the restrictive period, and disposition requirements.

Ongoing Review of Project Compliance

1. On-site monitoring will be conducted as may be deemed necessary and reasonable by the City of Fremont. Desk reviews and off-site monitoring will be an ongoing activity.

2. Claims for payment are filed, with appropriate documentation, with the program manager. The program manager reviews the claim and approves it for payment.

3. Quarterly, monthly, and/or annual reports on project and activity status is required of all sub-recipients.

4. The program manager will also monitor for beneficiary compliance.

5. The City of Fremont program activities for housing generally may include program income to the sub-recipient/contractor. The only housing program on-going is with New Chauncey Housing, Inc. New Chauncey Housing, Inc. is responsible for reporting all program income and its use to the City of Fremont. Program Income that cannot be immediately reinvested in the housing programs is returned to the City of Fremont.

Follow-up and Enforcement

1. Compliance concerns are addressed at all phases of an activity, as soon as the project manager is aware of the issue. Technical assistance is provided as necessary to maintain compliance.

2. Annual reviews of sub-recipient activities are conducted by the project manager, using a checklist of areas to be reviewed. The annual reviews are followed up with written statements of compliance or non-compliance. In situations of non-compliance, the written statements detail methods and timeframes to bring the activity back into compliance.

3. Sub-recipients may be required to file a Certified Public Accountant (CPA) annual report of sub-recipient's financial stability and federally funded project expenditures. Records shall be maintained for five years after project closeout, which is when final payments and all related matters are closed.

4. Enforcement of activities not in compliance shall follow Part 85.43 with the right of appeal, as well as termination of a contract/agreement.

Expected Resources

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

Introduction

In the upcoming fiscal year, the City will receive $1,691,290 in Community Development Block Grant (CDBG) entitlement funds. The City will also have approximately $468,773 in re-programmed funds, $26,609 in FY 2019/20 uncommitted program income, and anticipates $80,000 in FY 2020/21 program income. The City's total CDBG program budget is $2,266,272. It is projected that at least 100 percent of residents benefiting from the CDBG program will be low- and moderate-income households as defined by the Department of Housing and Urban Development (HUD).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,691,290	106,209	468,773	2,266,272	6,700,000	As a CDBG entitlement jurisdiction, the City of Fremont receives annual CDBG entitlement allocations from HUD. CDBG funds can be used for a variety of housing and community development activities which benefit low- and moderate-income persons.

Table 121 - Expected Resources – Priority Table

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

The City of Fremont will seek all applicable state and federal funding sources that will support the activities outlined in the 5-year Strategic Plan. Leveraging of federal funds will be accomplished through the use of local funds such as those from public and/or private sources of affordable housing. In addition, the City uses leveraging ratios of its sub recipients as a criterion for funding. Matching requirements for HUD programs will be satisfied with acceptable sources of non-federal financing. Sources may include private donations, owner funds, state funds, city and foundation funds and other acceptable non-federal sources of financing.

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

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

Discussion

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

- Strong Public Services
- Increase economic opportunities
- Promote affordable housing;
- Non-Housing Community Development
- Advocate for Fair Housing

Each of these activities and projects will require resources outside of the CDBG funding.

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 122 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Services - Safety Net
	Goal Description	Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”
3	**Goal Name**	Homeless Services
	Goal Description	Maintain, 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.
4	**Goal Name**	Homelessness Prevention
	Goal Description	Maintain and expand activities designed to prevent those currently housed from becoming homeless.
5	**Goal Name**	Economic Development - Support
	Goal Description	Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.

8	**Goal Name**	Affordable Housing Preservation
	Goal Description	Preserve existing affordable rental and ownership housing for low- and moderate-income households.
11	**Goal Name**	Public Improvements
	Goal Description	Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/community centers.
12	**Goal Name**	Administration
	Goal Description	Improve the administration of funding and coordination among project providers.
13	**Goal Name**	Fair Housing
	Goal Description	Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This Action Plan covers the period from July 1, 2020 through June 30, 2021 (FY 2010). The City will receive $1,691,548 in CDBG entitlement funds for FY 2020. Other CDBG funds noted in the Plan for FY 2020 include an estimated $106,209 in program income from loan repayments and reprogramming of $468,773 of CDBG funding from prior years that was not expended by the assigned projects. Public service and administration projects are funded at the maximum allowed by HUD.

The City of Fremont is one of eight members of the Alameda County HOME Consortium. The Consortium was formed so participating jurisdictions could receive HOME funding from the U.S. Department of Housing and Urban Development (HUD). As the lead agency for the Consortium, the County of Alameda prepares and submits a Strategic Plan that describes the planned use of HOME funds by the Consortium. The City of Fremont expects to invest $429,826 of HOME funding from the Alameda County HOME Consortium within its borders.

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

#	Project Name
1	CDBG Administration
2	Community Child Care Coordinating Council (4C's) Childcare Initiative Project
3	Afghan Coalition
4	SparkPoint Fremont Family Resource Center
5	Senior Peer Counseling
6	Youth and Family Services
7	Project Sentinel Fair Housing Program
8	Project Sentinel Landlord/Tenant Services
9	Habitat for Humanity East Bay/ Silicon Valley Housing Rehabilitation and Minor Home Repair Program
10	Abode Services Sunrise Village Emergency Shelter Bathroom Renovation
11	Centerville Free Dining Room Refrigeration Replacement
12	Fremont Family Resource Center Roof Replacement
13	Safe Alternatives to Violent Environments Operating
14	Homeless Advocate/Family Partner

Table 123 – Project Information

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

In preparing the FY 2020 Action Plan, the City of Fremont consulted with many community-based service providers. Those open conversations about the continuing needs in the community are held throughout

the entire year. This enables the staff responsible for implementing programs to remain connected to the community and not solely focused on the day-to-day implementation of grant regulations.

Recognizing the effect of the declining economy on low-income Fremont residents, the City Council also identified an increased need for public services and rent relief for families who have faced added stress from the COVID-19 pandemic.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Administration
	Target Area	City-wide
	Goals Supported	Administration
	Needs Addressed	Administration and Fair Housing
	Funding	CDBG: $354,052
	Description	Provide technical assistance to grantees, monitor all ongoing projects for compliance with federal and other funding requirements and ensures submittal of CDBG reports to HUD. This project is eligible under 24 CFR 570.206 (a).
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	3300 Capitol Avenue, Bldg. B, Fremont, CA 94538
	Planned Activities	Provide technical assistance to grantees, monitor all ongoing projects for compliance with federal and other funding requirements and ensures submittal of CDBG reports to HUD.
2	**Project Name**	Community Child Care Coordinating Council (4C's) Childcare Initiative Project
	Target Area	City-wide
	Goals Supported	Economic Development - Support
	Needs Addressed	Economic Development/Microenterprise Assistance

	Funding	CDBG: $40,000
	Description	CDBG funds will be used to provide home-based child care microenterprise development assistance. The agency will use funds to support the creation and expansion of home-based child care businesses in Fremont.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 5 people.
	Location Description	City-wide
	Planned Activities	The agency will use CDBG funds to support the creation and expansion of home-based child-care businesses in Fremont. Participants will be low- and moderate-income residents of Fremont.
3	**Project Name**	Afghan Coalition
	Target Area	City-wide
	Goals Supported	Economic Development - Support
	Needs Addressed	Economic Development/Microenterprise Assistance
	Funding	CDBG: $40,000
	Description	Afghan Coalition will conduct outreach to empower low-income Afghan elders isolated by language, culture, and the COVID-19 pandemic with training on the use of technology to have access to needed on-line resources like English as a Second Language, training opportunities and other service providers.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit five individuals.

	Location Description	39155 Liberty Street, Ste. D460 Fremont, CA 94538
	Planned Activities	The program teaches approximately ten refugees and other immigrants' entrepreneurial skills with the objective of increasing self-sufficiency. Afghan Coalition will use the CDBG funds to provide microenterprise technical assistance to ten low- and moderate-income residents who expressed interests in developing microenterprise.
4	**Project Name**	SparkPoint Fremont Family Resource Center
	Target Area	City-wide
	Goals Supported	Economic Development - Support
	Needs Addressed	Economic Development/Microenterprise Assistance
	Funding	CDBG: $50,000
	Description	The Fremont Family Resource Center will use CDBG funds to provide technical assistance to 10 low and moderate income individuals who express interest in developing micro enterprise. The project is eligible under 24 CFR 570.201 (o) (1) (ii) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 5 individuals.
	Location Description	Fremont Family Resource Center 39155 Liberty Street, Ste. A 110, Fremont, CA 94538
	Planned Activities	The Fremont Family Resource Center will use the CDBG funds to provide technical assistance to ten low- and moderate-income individuals who express interests in developing microenterprise.
5	**Project Name**	Senior Peer Counseling
	Target Area	City-wide

	Goals Supported	Public Services - Safety Net
	Needs Addressed	Strong Public Services
	Funding	CDBG: $54,627
	Description	The program uses the skills and life experience of senior volunteers in self-help approach to meeting emotional needs of seniors. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 seniors will benefit from this proposed activity.
	Location Description	3300 Capitol Avenue, Bldg. B, Fremont CA 94538
	Planned Activities	The program uses the skills and life experience of senior volunteers in self-help approach to meeting emotional needs of seniors.
6	**Project Name**	Youth and Family Services
	Target Area	City-wide
	Goals Supported	Public Services - Safety Net
	Needs Addressed	Strong Public Services
	Funding	CDBG: $24,720
	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. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 youth and their families will benefit from this proposed activity.
	Location Description	39155 Liberty Street, Ste. E500 Fremont, CA 95438
	Planned Activities	The Youth and Family Services Counselor will provide family and individual counseling to help improve family relationships in times of stress or crisis, with special attention to teen-related issues.
7	**Project Name**	Project Sentinel Fair Housing Program
	Target Area	City-wide
	Goals Supported	Fair Housing
	Needs Addressed	Administration and Fair Housing
	Funding	CDBG: $47,300
	Description	Administer the City's fair housing program at the Fremont Family Resource Center. The project is eligible under 24 CFR 570.206 (c) and will benefit all protected classes.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 24 households in Fremont will benefit from the proposed activities.
	Location Description	39155 Liberty Street, Ste. D440 Fremont CA
	Planned Activities	Administration of the City of Fremont's fair housing program.
8	**Project Name**	Project Sentinel Landlord/Tenant Services
	Target Area	City-wide
	Goals Supported	Homelessness Prevention

	Needs Addressed	Address Homelessness
	Funding	CDBG: $66,000
	Description	Provide landlord/tenant services at the Fremont Family Resource Center. The agency will also administer the case management of the Rent Review Program and provide affordable housing search information and referrals. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,400 renters in Fremont will benefit from the proposed activities.
	Location Description	39155 Liberty Street, Ste. D440 Fremont CA
	Planned Activities	Administration of the City of Fremont's fair housing program. Provide landlord/tenant services at the Fremont Family Resource Center and housing search information and referral assistance.
9	**Project Name**	Habitat for Humanity East Bay/ Silicon Valley Housing Rehabilitation and Minor Home Repair Program
	Target Area	City-wide
	Goals Supported	Affordable Housing Preservation
	Needs Addressed	Promote Affordable Housing
	Funding	CDBG: $50,000
	Description	Provide housing rehabilitation loan and minor home repair services to low income households. The project is eligible under 24 CFR 570.202 (a)(1) and will have a low to moderate income housing benefit.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Six single family home owners will receive minor home repair and emergency repair grants.
	Location Description	City-wide
	Planned Activities	CDBG funds will also be used to provide loans and repair grants to single family home owners.
10	**Project Name**	Abode Services Sunrise Village Emergency Shelter Bathroom Renovation
	Target Area	Low Income Census Tracts
	Goals Supported	Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $123,000
	Description	Renovate the bathrooms at Sunrise Village Emergency Shelter, located at 588 Brown Road, Fremont. The project is eligible under 24 CFR 570.201 (c) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	About 300 individuals a year will benefit from the services provided by Abode at the shelter.
	Location Description	588 Brown Road, Fremont CA
	Planned Activities	CDBG funds are being used to renovate the bathrooms at the Sunrise Village Emergency Shelter. Costs to be incurred will be construction costs.
11	**Project Name**	Centerville Free Dining Room Refrigeration Replacement
	Target Area	Low Income Census Tracts

	Goals Supported	Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $120,000
	Description	The Centerville Free Dining Room will be using CDBG funds to replace its walk-in refrigerator and freezer, located at 4360 Central Ave, Fremont. The project is eligible under 24 CFR 570.201 (c) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	About 300 individuals a year will benefit.
	Location Description	4360 Central Ave, Fremont, CA 94536
	Planned Activities	The Centerville Free Dining Room will be using CDBG funds to replace its walk-in refrigerator and freezer.
12	**Project Name**	Fremont Family Resource Center Roof Replacement
	Target Area	City-wide
	Goals Supported	Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $987,000
	Description	Family Resource Center will use the CDBG funding complete a roof replacement of both buildings. The project is eligible under 24 CFR 570.201 (c) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	About 4,000 individuals will benefit from the services that are offered at the Family Resource Center.
	Location Description	39155 Liberty Street Fremont, CA 9543
	Planned Activities	The City of Fremont will use CDBG funds to complete a roof replacement of both buildings at the Family Resource Center. This will ensure the long-term viability of the FRC in serving low- and moderate-income people.
13	**Project Name**	Safe Alternatives to Violent Environments Operating
	Target Area	City-wide
	Goals Supported	Homeless Services
	Needs Addressed	Address Homelessness
	Funding	CDBG: $65,000
	Description	SAVE will provide bed nights of safe refuge for battered women and their children who have fled abusive and dangerous homes. Services include emergency housing, counseling, case management and a 24-hour crisis hotline. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,500 victims of domestic violence will benefit from these proposed activities.
	Location Description	Suppressed

	Planned Activities	SAVE will provide bed nights of safe refuge for battered women and their children who have fled abusive and dangerous homes. Services include emergency housing, counseling, case management and a 24-hour crisis hotline.
14	**Project Name**	Homeless Advocate/Family Partner
	Target Area	City-wide
	Goals Supported	Homeless Services
	Needs Addressed	Address Homelessness
	Funding	CDBG: $77,000
	Description	Staff assigned to work with homeless clients, to navigate them through the process of providing shelter and wrap-around services, with the ultimate target of providing permanent housing. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 homeless individuals will benefit from these proposed activities.
	Location Description	39155 Liberty Street, Fremont, CA 95438
	Planned Activities	Staff assigned to work with homeless clients, to navigate them through the process of providing shelter and wrap-around services, with the ultimate target of providing permanent housing. CDBG funds will pay for salary of the advocate.

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

In general, the most common housing problem for low to moderate-income households in the City of Fremont is cost burden greater than 30 percent 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 37.9 percent of the total renter households are cost burdened, and about 24.2 percent of owner households having cost burden. For severe cost burden, the proportions are 15.7 percent and 9.1 percent for renters and owners, respectively (2014-2018 ACS).

The City of Fremont has a diverse population with no one race comprising a majority in 2018. White persons account for 24.1 percent of the population, Asian persons represent 58.4 percent and Hispanics and Latinos represent 13.4 percent of the population City-wide. Black or African American persons represent 3.1 percent of the population, followed by the remaining category of “other” which is at 14.4 percent.

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 eligible 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.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100
Low Income Census Tracts	

Table 124 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In making funding decisions, the City of Fremont will give priority to activities that:

- Meet a goal of the 2020-2024 Consolidated Plan
- Demonstrate a significance of need
- Serve an eligible area within Fremont
- Project or program is eligible under HUD rules
- Create a visual impact in the neighborhood, particularly if an infrastructure project
- Participation in a larger revitalization project that includes new affordable housing opportunities

Discussion

Most of the programs the City of Fremont funds with its annual allocation directly benefit low or moderate-income individuals or households. Through programs like Project Sentinel, Youth and Family Services, the Afghan Coalition, 4C's Child Care Initiative and Senor Peer Counseling, the City will focus resources on support services 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 Fremont, and assistance will be provided home repair assistance to qualified households. The City works continuously with City departments, other public agencies, community-based organizations, and neighborhoods to identify and address obstacles to meeting underserved needs.

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

Introduction

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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.

Discussion

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

Introduction

The City's strategies in meeting underserved needs and promoting and maintaining affordable housing are described in detailed in the sections below.

Actions planned to address obstacles to meeting underserved needs

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

- Zone land in excess of that required to meet the regional housing needs allocation
- Adopt a conforming density bonus ordinance
- Create a new multi-family zoning district with improved flexibility in setbacks, increased height allowance and open space requirements
- Update the City's Second Unit ordinance to make development of second units more feasible; and eliminate impact fees on second units to encourage their construction Modify parking requirements to link the number of spaces to bedroom count and create findings for parking reductions (e.g., reductions near transit, services or need of residents).

Allowing for mixed-use development in a variety of commercial districts, has expanded opportunities for new housing. In the fall of 2017, the State of California adopted a package of fifteen bills aimed at increasing the production of new housing. Many of the bills impose new requirements on local governments. In March 2018, the City Council adopted amendments to Title 17 (Subdivisions) and Title 18 (Planning and Zoning) of the Fremont Municipal Code (FMC) for conformance with the 2017 housing legislation. The code amendments clarified or created new definitions, procedures and required findings, and standards. In addition, amendments to the Multifamily Design Guidelines were adopted to add new design rules which are intended to be supplemental objective design standards for new multifamily projects.

Actions planned to foster and maintain affordable housing

The City was awarded a $1.7 million grant from the State of California's Local Housing Trust Fund Program in 2014, and updated its affordable housing ordinance in 2015 to further increase funding for affordable housing and incentivize market rate developers to incorporate affordable housing into their projects. In November, 2016, Alameda County voters enacted the Measure A1 affordable housing bond, which was expected to provide more than $33 million in funding over eight years for new affordable rental housing in Fremont. In June 2017, the City Council considered and approved a new fee on non-residential development to support affordable housing. These continued efforts to generate resources for affordable housing have resulted in numerous projects that are underway or in the planning stages,

including:

- **Innovia—**a 290-unit transit-oriented mixed-use affordable housing development near the South Fremont/Warm Springs BART Station, which opened for service in March 2017. Innovia started construction in November 2016 and is anticipated to be completed in 2020.
- **Central Commons** – a 30-unit Habitat for Humanity townhome project for low-income home buyers broke ground in March, 2017. The first phase of construction which produced 11 units was completed in January 2019
- **Pauline Weaver Apartments** – a 90-unit affordable senior apartment project that began construction in mid-201, was completed in Spring 2019.
- **Stevenson Family Apartments** – an 80-unit affordable housing project that has received a funding award from the City. The developer began construction in early 2017, with construction completed in Spring 2019.
- **Fairfield Residential and Toll Brothers/BRIDGE—**102-unit (Fairfield) and 132-unit (Toll/BRIDGE) transit-oriented affordable projects also near the new South Fremont/Warm Springs BART Station. Construction on the Fairfield project is anticipated to begin in early 2018—the schedule for Toll/BRIDGE has not yet been set.
- **City Center Apartments -** 60 unit affordable and supportive housing development on 1.1 acres in the Centerville district of Fremont. The developer acquired the land in February 2018 and is working on securing all of the financing for the project. Construction on the project is anticipated to begin in late 2020.

In addition to these new affordable housing projects, the City of Fremont has established other creative approaches to increase affordable housing. The City offers a home sharing program that creates affordable housing options from the existing housing stock by matching people who have spare bedrooms available with those seeking a place to reside, resulting in a mutually beneficial solution for the community.

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

Actions planned to reduce lead-based paint hazards

The Alameda County Lead Poisoning Prevention Department (ACLPPD) is an integrated health, environmental, and housing program. It provides case management of lead poisoned children throughout Alameda County and property owner services, education, and lead hazard remediation within a County Service Area which includes the HOME Consortium cities of Alameda and

Emeryville. The Alameda County Environmental Health Services Department provides compliance and enforcement support for properties related to a lead-poisoned child.

Primary Prevention Education/Services

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

Case Management/Secondary Prevention

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

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

Training

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

Compliance/Enforcement

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

In addition to the above programs, the City of Fremont will use CDBG funds to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). A clearance test is performed after all lead paintwork is completed.

Actions planned to reduce the number of poverty-level families

The City expects to allocate approximately $737,604 in fiscal year 2020 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.

Actions planned to develop institutional structure

The entities comprising the institutional structure through which the City of Fremont will carry out its housing and community development plan are detailed in the City's Strategic Plan. The strengths of this institutional delivery system include the City's coordination with and between the numerous nonprofit agencies providing housing and services to Fremont residents. Several agencies have multiple partnership or funding relationships with the City. The City's Fremont Family Resource Center houses over 22 City, County, State and non-profit agencies. Approximately 24 agencies will receive Social Service Grant funding from the City in FY 2019. Over 7 agencies will also receive CDBG capital, administration or public service funding. In addition to receiving City funding, agencies also partner with the City to provide direct services.

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

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

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

A prime example of collaboration is the FRC. The FRC houses approximately 24 City, County, state and non-profit social service agencies. The goal of the FRC is to create a "one-stop shopping" center for people in need of social services and encourage mutually beneficial relationships between agencies. For the HOME Program, the City will continue to administer its local HOME-funded activities with Alameda County HCD.

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

Hayward, San Leandro, Union City, Livermore, Milpitas, and the County. The City will continue to utilize PPJ Agreements for jointly funded projects.

Discussion

As a recipient of HUD funds, the City of Alameda certifies it will affirmatively further fair housing choice by conducting an analysis of impediments to fair housing choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis and actions taken in this regard. The County of Alameda, as lead agency, and multiple participating jurisdictions, the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, have formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing.

Each jurisdiction set goals to address during the fiscal years 2020-2024. Some initiatives from the 2020 Analysis of Impediments to Fair Housing that will be implemented include:

- Allocate approximately $35,000 of CDBG funds annually over the next five-year AI period to fund one or multiple agencies to provide fair housing services.
- Meet with fair housing organization(s) annually to evaluate program effectiveness and determine any changes/ improvements.
- Allocate resources (as available) to support agencies such as CRIL and DCARA that help people with disabilities locate housing. Funding resources are allocated through the City's Social Service grant funding process.
- Continue to implement and enforce mobile home stabilization ordinance.
- The City will periodically review existing inclusionary housing in-lieu fees to produce affordable units in a manner consistent with current housing market conditions and applicable law.
- Continue to work together with other jurisdictions to fund a study to seek adjustments to the FMRs as needed.
- Continue to educate landlords and tenants on the requirements through workshops, website and other marketing materials, consistent with applicable state/local source of income discrimination requirement.
- Continue to fund minor home repair program and rehabilitation loan program. Support Renew AC program through advertising and referrals.
- Continue to administer the City's Affordable Housing Ordinance and provide local funding support to affordable housing developments subject to funding availability.
- Continue to administer the BMR program and promote AC Boost. The City may consider funding homeownership projects if need and if funding is available.
- Continue to fund home-based child care projects and microenterprise projects with CDBG funds,

as long as same levels of funding continue.

- Subject to funding availability, the City will continue to support the operation of the local year-around homeless shelter and homeless wellness center. Continue to operate a seasonal shelter during the winter months. Continue to operate a mobile hygiene unit. Continue to have a mobile evaluation team to provide mental health support. Operate a homeless navigation center for at least one year.
- Continue to assist affordable housing developers in advertising the availability of BMR units via the City website, email interest lists, other media outlets, and community centers.
- Continue to provide General Fund support to 2-1-1 as funding is available. The City will also advertise 2-1-1 on its website. Continue to require Social Ser ice and CDBG to promote 211 on their website.
- Continue to provide key information on programs in multiple languages.

Program Specific Requirements

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

Introduction

This Action Plan covers the period from July 1, 2020 through June 30, 2021 (FY 2020). The City of Fremont will receive an allocation of $1,691,548 in FY 2020 CDBG entitlement funds. Other CDBG funds noted in the Plan for FY 2020 include an estimated $106,209 in program income from loan repayments and $468,773 of unallocated funding from prior years CDBG funding allocations.

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	106,209
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:	**106,209**

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%

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

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

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

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

9. 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.

10. Describe performance standards for evaluating ESG.

Discussion

The City of Fremont will fund projects in fiscal year 2020 that address the needs outlined in the Consolidated Plan. After taking out administrative costs and fair housing, 100 percent of the funds allocated in fiscal year 2020 will help low and moderate-income households directly or indirectly from neighborhood infrastructure improvements. The 100 percent listed above in *#2 Overall Benefit* is estimated over a single-year period, fiscal year 2020.

Attachments

Citizen Participation Comments

Appendix A

Public Comments

City of Fremont – Comments on the Consolidated Plan

CAC Meeting: 12/12/2019

Public meeting to listen to community organizations about funding needs
13 Organizations participated

1. East Bay Agency for Children
2. Boldly Me
3. Centerville Free Dining Program
4. Project Sentinel
5. Afghan Coalition
6. CALICO
7. 4Cs of Alameda County
8. Tri-City Health Center
9. Tri-City Volunteers
10. Spectrum Community Services
11. MidPen Housing Corporation
12. Narika
13. Bay Area Legal Aid

Con Plan Needs Survey

Mailed in November, available through December

- Received over 400 responses

Five Day Comment Period

Period from June 15, 2020 to June 20, 2020
The City of Fremont did not receive any comments.

CDBG Program FY 2020-2024 Consolidated Plan Survey Results

Do you identify as any of the following?

A member of a minority race such as African American, Asian, American Indian, Pacific Islander, Multiple Races, or Other Race Not Mentioned that is not White	51.97%
A member of a minority ethnicity such as Hispanic	16.89%
Person living with a disability	19.30%
Person experiencing homelessness or who has experienced homelessness sometime in the past	15.79%
Person who has experienced an eviction or forced move	11.40%
Person who has experienced domestic violence	14.25%
Single Parent, male or female	21.49%
Elderly or person over the age of 62	23.25%
Individual or household living in poverty	24.34%
I do not identify with any of the above	11.18%

Which of the following would best describe you?

Homeowner	24.12%
Renter	65.79%
Local Business	1.75%

Housing Needs: rate the following housing needs of your community.

answer	weighted average
Creation of safe, decent, and affordable rental housing	2.6
Creation of New, Affordable Housing	2.58
rent assistance for low income tenants	2.49
creation of housing with services - seniors/disabled	2.35
creation of housing with services - homeless	2.19
Creation of transitional housing (stays less than 2 years)	2.06
creation of emergency shelter beds (short-term stays)	2.03
Rehabilitation of Foreclosed or Vacant Housing	1.93
Repair Assistance to Homeowners	1.74

Community Development: rate the following community development needs of your community.

answer	weighted average
Workforce development	2.1
Other	1.99
Community center upgrades/rehabilitation	1.97
Park upgrades	1.91
Micro enterprise development	1.74

Social Services. Social services may be directed towards crisis intervention, preventative services, or meeting basic needs of low to moderate income people. Rate the following social service needs of your community.

answer	weighted average
Mental health services	2.46
Health services	2.42
Affordable child care	2.42
Senior programs	2.31
Legal services for low-income people	2.28
Youth programs	2.27
Homeless programs	2.25
Food and nutrition programs	2.25
Programs for special needs individuals	2.23
Services for victims of domestic violence	2.2
Substance use disorder services	2.13
Other	1.86
Programs for people with HIV/AIDS	1.83

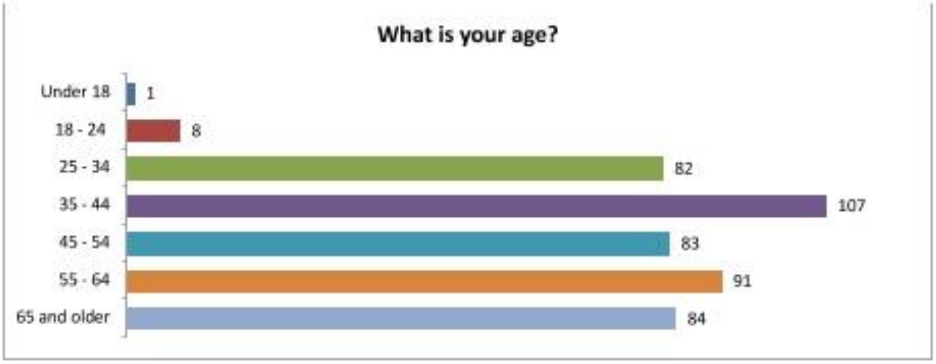
Please provide the annual income of your household

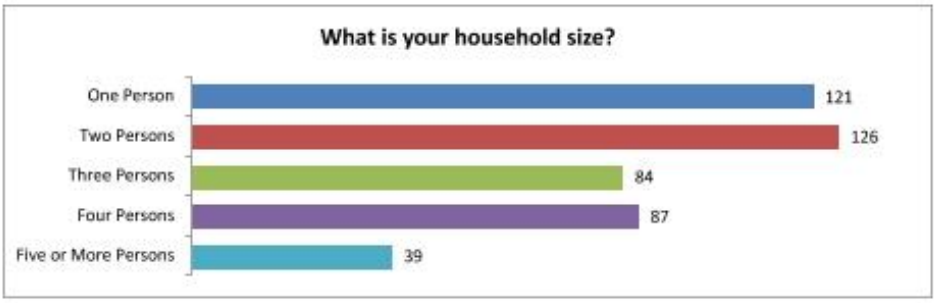
Highest household income: $1,500,000
Lowest household income: $0
Average household income: $79,118

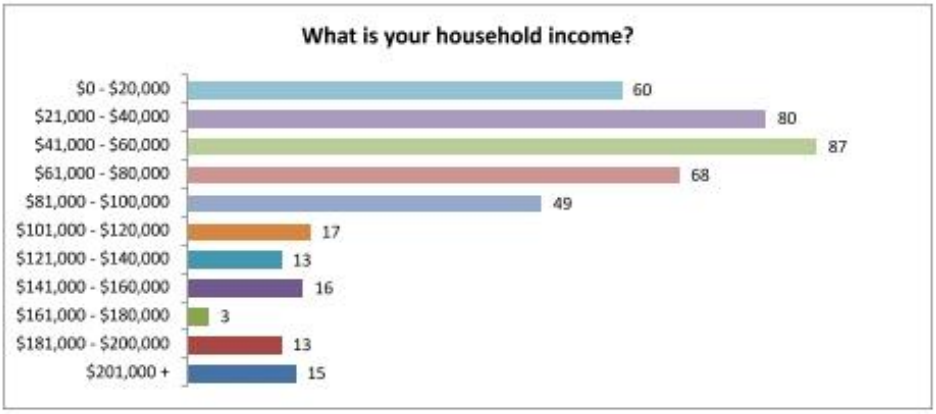
Community Development Block Grant (CDBG) Program Community Survey

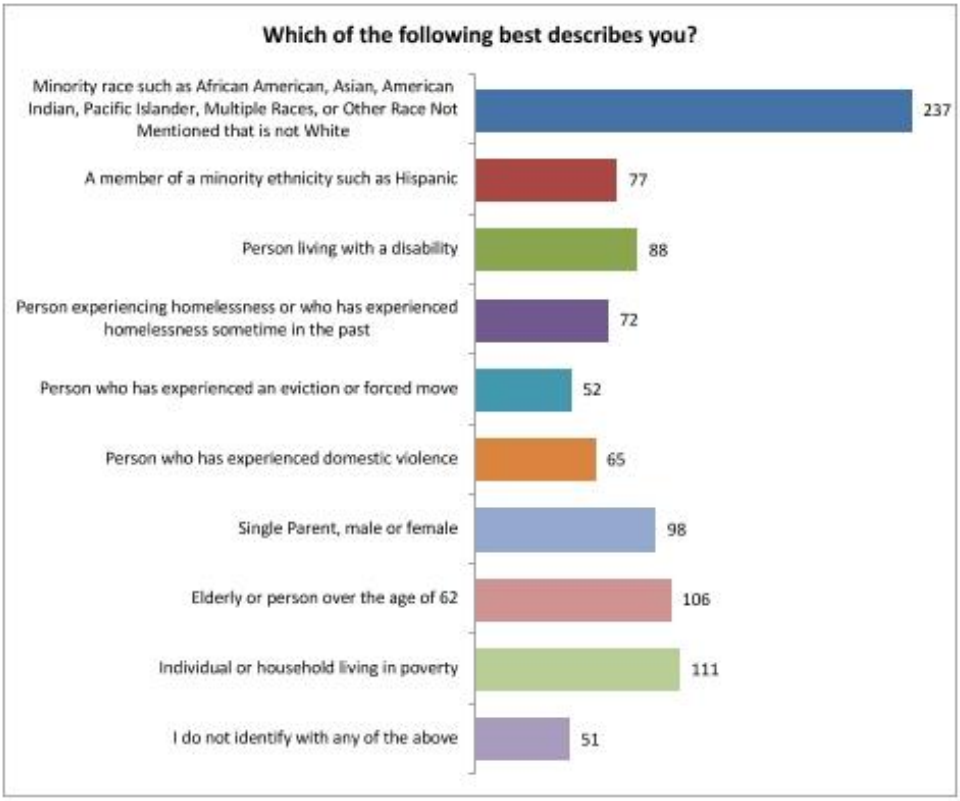
The City of Fremont Human Services Department released a community survey to help inform their funding process. The survey was live from 11/13/19 to 12/9/19, and collected a total of 457 responses.

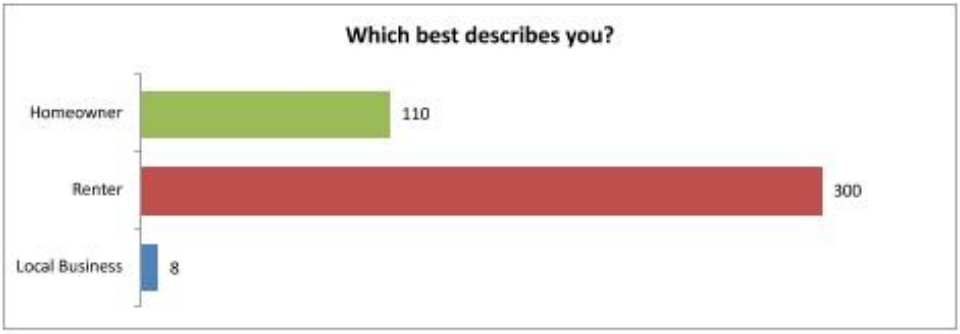
Demographics







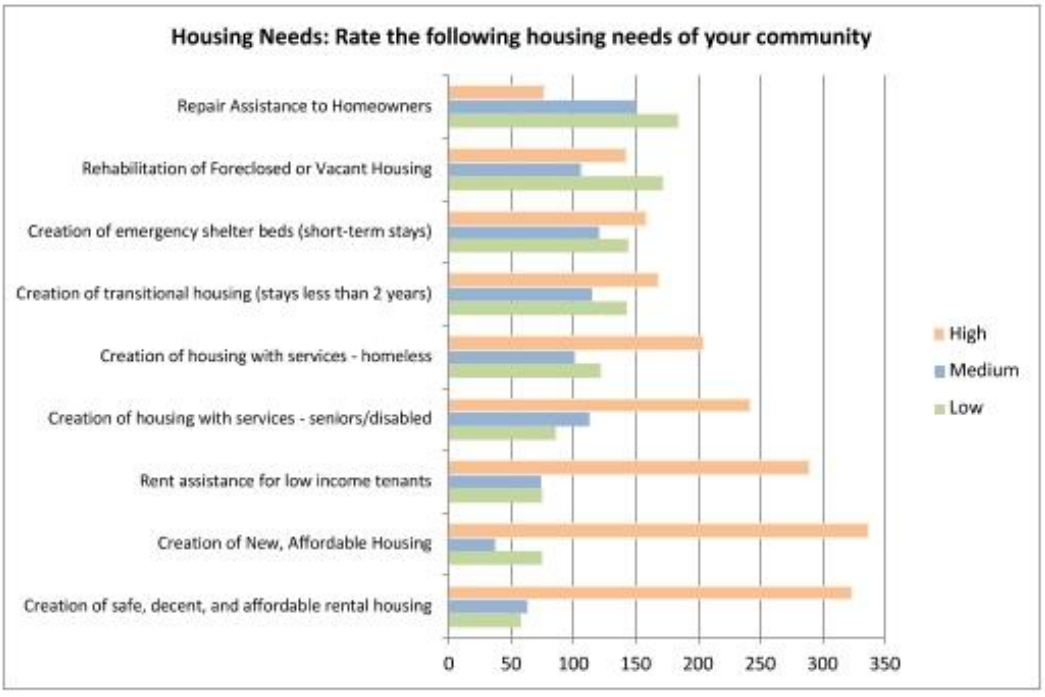

Which of the following best describes you?
Minority race such as African American, Asian, American Indian, Pacific Islander, Multiple Races, or Other Race Not Mentioned that is not White
237
A member of a minority ethnicity such as Hispanic
77
Person living with a disability
88
Person experiencing homelessness or who has experienced homelessness sometime in the past
72
Person who has experienced an eviction or forced move
52
Person who has experienced domestic violence
65
Single Parent, male or female
98
Elderly or person over the age of 62
106
Individual or household living in poverty
111
I do not identify with any of the above
51


Which best describes you?
Homeowner
110
Renter
300
Local Business
8

Community Needs Questions

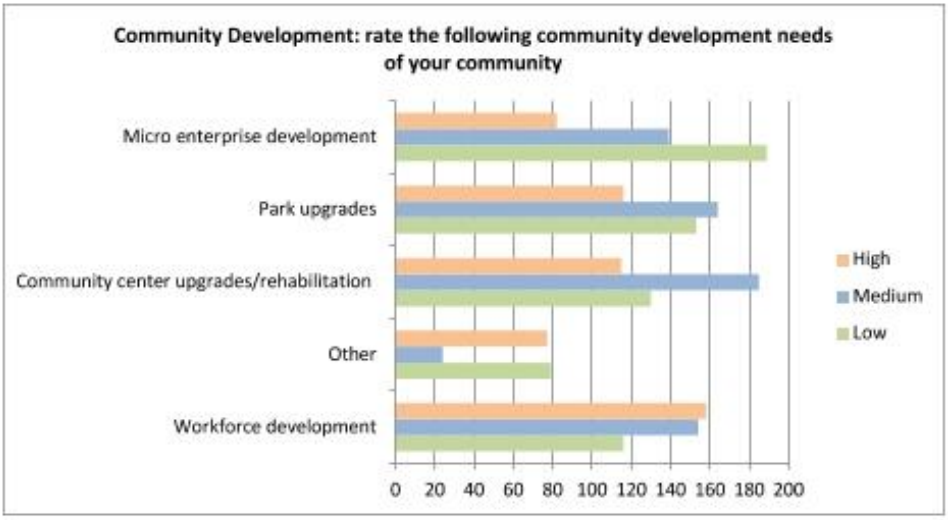
Q1: Housing Needs: Rate the following housing needs of your community

Answer	Low	Medium	High	weighted average
Creation of safe, decent, and affordable rental housing	58	63	323	2.6
Creation of New, Affordable Housing	75	37	337	2.58
Rent assistance for low income tenants	75	74	289	2.49
Creation of housing with services - seniors/disabled	86	113	242	2.35
Creation of housing with services - homeless	122	101	205	2.19
Creation of transitional housing (stays less than 2 years)	143	115	168	2.06
Creation of emergency shelter beds (short-term stays)	144	121	158	2.03
Rehabilitation of Foreclosed or Vacant Housing	172	106	143	1.93
Repair Assistance to Homeowners	184	150	76	1.74



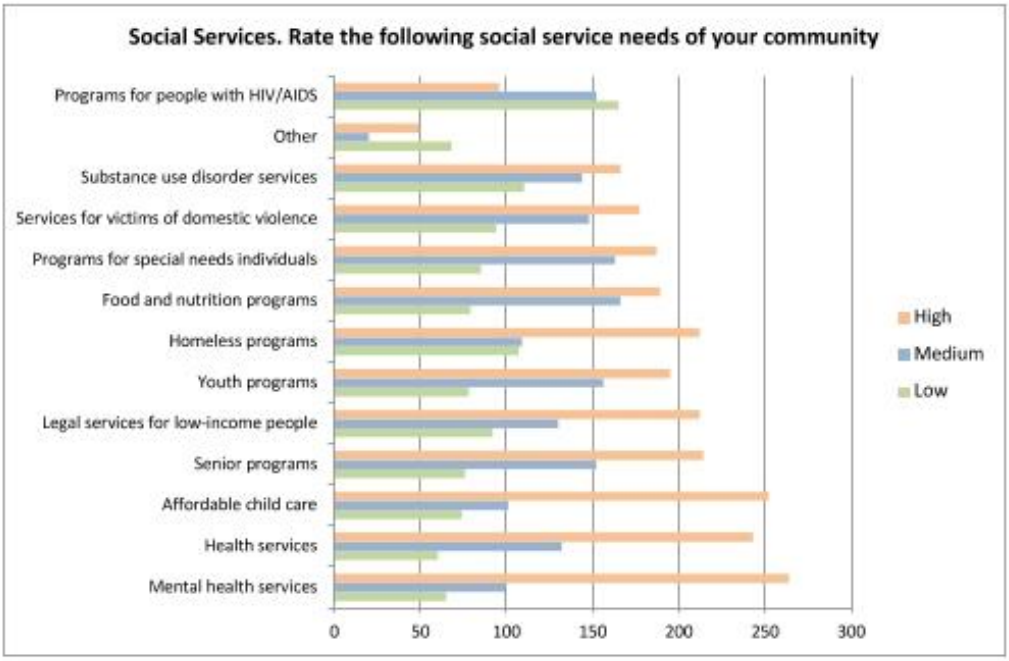
Q2: Community Development: rate the following community development needs of your community

Answer	Low	Medium	High	Weighted Average
Workforce development	116	154	158	2.1
Other	79	24	77	1.99
Community center upgrades/rehabilitation	130	185	115	1.97
Park upgrades	153	164	116	1.91
Micro enterprise development	189	139	82	1.74



Q3: Social Services. Social services may be directed towards crisis intervention, preventative services, or meeting basic needs of low to moderate income people. Rate the following social service needs of your community.

Answer	Low	Medium	High	Weighted Average
Mental health services	65	99	264	2.46
Health services	60	132	243	2.42
Affordable child care	74	101	252	2.42
Senior programs	76	152	214	2.31
Legal services for low-income people	92	130	212	2.28
Youth programs	78	156	195	2.27
Homeless programs	107	109	212	2.25
Food and nutrition programs	79	166	189	2.25
Programs for special needs individuals	85	163	187	2.23
Services for victims of domestic violence	94	148	177	2.2
Substance use disorder services	110	144	166	2.13
Other	68	20	49	1.86
Programs for people with HIV/AIDS	165	152	96	1.83



Appendix B

Public Notices

WHATS HAPPENINGS TRI CITY VOICE

This space for filing stamp only

39737 PASEO PADRE PKWY, FREMONT, CA 94538
Telephone (510) 494-1999 / Fax (510) 796-2462

CITY OF FREMONT HUMAN SERV DEPT
CITY OF FREMONT/HUMAN SERVICES DEPT/CDB
3300 CAPITOL AVE, BLDG B
FREMONT, CA - 94538

CNS#: 3313120

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of ALAMEDA) ss

Notice Type: BID - NOTICE INVITING BIDS

Ad Description:

Notice of Fund Availability

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the WHATS HAPPENINGS TRI CITY VOICE, a newspaper of general circulation in the city of Fremont, county of Alameda as defined by the laws of the State of California by the Superior Court of the County of Alameda, State of California under date 05/08/2015, case no. HG14716889. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

11/12/2019

Executed on: 11/12/2019
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

A0000052749 29

Email

City of Fremont Notice of Fund Availability
Community Development Block Grant (CDBG)
Para información en español, por favor llame a Leticia Leyva a (510) 574-2052 我会说普通话。 (510)574-2048

The City of Fremont anticipates the availability of approximately $1,359,857 in CDBG funds for projects benefiting low to moderate income Fremont residents. Projects must be implemented in next two fiscal years, FY 2020-2021 and FY 2021-2022, and completed by June 30, 2022.

All projects must meet at least one need from the City's 2020 – 2024 Consolidated Action Plan, which is currently being finalized. Interested applicants should anticipate meeting one of the following needs.

1. Affordable Housing Needs - Create affordable housing opportunities for low and moderate-income households throughout the City of Fremont.
2. Community Development Needs - Provide critical services to low and moderate-income people. Funds may be used to meet capital improvement needs in order to increase or enhance service delivery, or to provide a public service including economic development.
3. Priority Homeless Needs – Provide critical services to the homeless population.
4. Priority Supportive Housing – Increase the availability of service-enriched housing for persons with special needs.

The City of Fremont is seeking public input on the specific needs in the community to set priorities for funding for the next few years. A link to the survey can be found on the City's website at www.fremont.gov/cdbg. Priority needs that will help determine successful funding proposals will be announced at the release of the RFP on December 12, 2019.

In order to be considered for CDBG funding, agencies must meet the following minimum qualifications:

(1)Proposed project must meet one of the following CDBG National Objectives:
a. Benefit low-moderate income persons
b. Prevent/ Eliminate Slums or Blight
c. Address Urgent Needs
(2)Applicant must be a 501(c)(3) non-profit or public agency. Secular ministries or programs of a religious organization are also eligible.
(3)Applicant must have ability to meet Department of Housing and Urban Development's CDBG program requirements
(4)Applicant must have ability to meet City's grant requirements
(5)For Micro-enterprise proposals, the organization must demonstrate that it has at least five years of proven track record in helping participants open micro-enterprise businesses.

PROPOSAL ORIENTATION AND PUBLIC HEARING

The City of Fremont Citizens Advisory Committee (CAC) and staff will hold a Public Hearing and Proposal Orientation for all agencies interested in requesting FY 2020-2022 funding. City staff will provide an overview of the CDBG RFP, the proposal timeline and criteria used to evaluate proposals. They will also answer any questions you may have about the process. The public will have an opportunity to give input and express funding priorities.

The Proposal Orientation & Public Hearing will be held as follows:

Date: Thursday, December 12, 2019
Time: 6:00 P.M.
Location: City of Fremont Training Room
3300 Capitol Avenue, Bldg. B, Fremont, CA 94538
RSVP: Bharti Jayaswal, (510) 574-2281 or djayakumar@fremont.gov by December 9, 2019

Funding Process Timeline:

-Thursday, December 12, 2019:
-Request for Proposals (RFP) materials will be available on ZoomGrants, through the City of Fremont website: www.fremont.gov/cdbg
-Proposal Orientation and public hearing

-Thursday, January 23, 2020 by 11:59 PM: Proposals are due to the City of Fremont Human Services Department, via ZoomGrants at www.fremont.gov/cdbg. Hard copies, faxes or email will not be accepted.

-February 2020 through March 2020: Citizens Advisory Committee (CAC) to review and make its funding recommendations in March 2020.

-April 2020: The City Council will review CAC and staff recommendations and make their final funding decisions.
11/13/19

CNS-3312120#

Daily Review
c/o Bay Area News Group-East Bay
800-595-9595

2003193

CALIF. NEWSPAPER SVC.
BILLING DEPT.
PO BOX 60460
LOS ANGELES, CA 90060

Legal No. 0006490485

PROOF OF PUBLICATION

FILE NO. 3370118

In the matter of

Daily Review

The Daily Review

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Daily Review, a newspaper published in the English language in the City of Hayward, County of Alameda, State of California.

I declare that the Daily Review is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's decree, dated March 2, 1950, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Daily Review as a Newspaper of General Circulation, case number 221936. Said decree states that: "The Daily Review' has been established, printed, and published daily in the City of Hayward, County of Alameda, State of California, for one year or more next preceding the date of the filing of said petition; that it is a newspaper published for the dissemination of local and telegraphic news and intelligence of a general character and has a bona fide subscription list of paying subscribers ... [ ] [and] THEREFORE, ... 'The Daily Review' is hereby determined and declared to be a newspaper of general circulation [within the meaning of Government Code §§ 6000 et seq.]" Said decree has not been revoked, vacated or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

06/12/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated: June 12, 2020

Public Notice Advertising Clerk

A0000054320975



PUBLIC NOTICE 6-day Public Review Period June 28 – June 29, 2020 THE ALAMEDA COUNTY HOME CONSORTIUM INVITES PUBLIC COMMENT REGARDING THE ALAMEDA COUNTY HOME CONSORTIUM DRAFT FY21-FY24 CONSOLIDATED PLAN AND FY21 ACTION PLAN Jurisdictions which are eligible to receive federal funding from housing and community development programs administered by the United States Department of Housing and Urban Development (HUD) are required to prepare a Consolidated Plan and annual Action Plans which outlines needs, strategies, priorities, and programs for the expenditure of federal funds for housing and community development activities. The Action Plan also combines the applications and reporting requirements for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Home Investment Partnerships (HOME), and Housing Opportunities for People with AIDS (HOPWA) formula programs. The Consolidated Plan and Action Plan are planning documents built on public participation and intergovernmental consultation, for the purpose of assessing and administering HOME funds, the 1990 National Affordable Housing Act allowed local governments to form consortia. The County of Alameda and the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, and Union City have formed the Alameda County HOME Consortium (Consortium). In accordance with the regulations of the Act, in July 2020, the Consortium will adopt a new Five-Year Consolidated Plan. Annually, each entitlement jurisdiction in the Consortium prepares a one-year update to the plan, called the Action Plan. The third year 2020 program year for the HOME Consortium is July 1, 2020 through June 30, 2021. The Action Plan describes the funding of anticipated federal resources and amounts, and other state and local resources available to carry out housing and community development



activities; individual proposed activities to be carried out with the federal funds; and other actions that the jurisdiction expects to take during the next program year to meet affordable housing, reducing lead-based paint hazards, reducing poverty, developing institutional structure and public/private coordination, and public housing improvements and resident initiatives. The Draft FY20 – FY24 Consolidated Plan and FY20 Action Plan will be available for inspection beginning June 25, 2020 on the websites of the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, Union City, and Alameda County Housing and Community Development Department. The public review period will end on June 30, 2020. A public hearing will be held to receive comments on the draft FY20 – FY24 Consolidated Plan and FY20 Action Plan on Thursday, June 30, 2020, 7:00 p.m. The Hearing will be held via a Zoom meeting at the following link: https://us02web.zoom.us/j/86703931560 And the phone number is: +1 669 900 9128, login code: 867039931560# Written comments may be submitted to Holly Thomson at Holl ythomson@acgov.org. Si usted tiene algún inconveniente o dificultad en la audición de este anuncio, por favor llame al número (510) 670-5269. Para TDD, llame al número (510) 272-6261 o 7-1-1.

CPT/AR/DR #4303468
June 12, 2020

PUBLIC NOTICE
5-day Public Review Period:
June 15 – June 19, 2020

THE ALAMEDA COUNTY HOME CONSORTIUM INVITES PUBLIC COMMENT REGARDING THE ALAMEDA COUNTY HOME CONSORTIUM DRAFT FY20-FY24 CONSOLIDATED PLAN AND FY20 ACTION PLAN

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

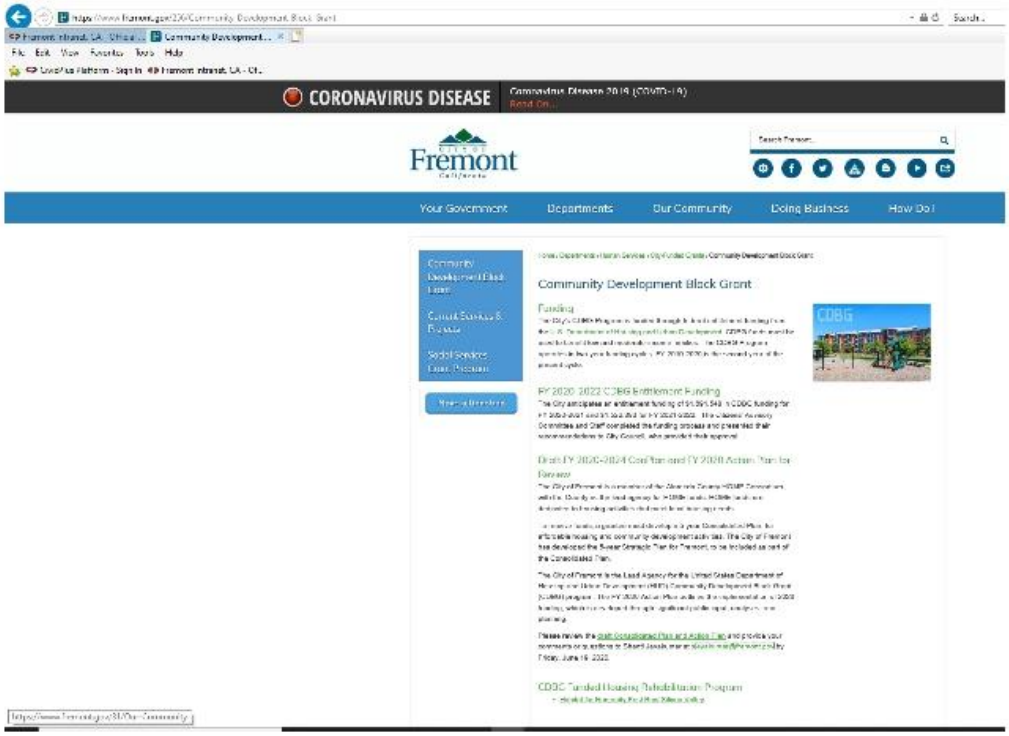
For the purpose of receiving and administering HOME funds, the 1990 National Affordable Housing Act allowed local governments to form consortia. The County of Alameda and the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, and Union City have formed the Alameda County HOME Consortium (Consortium) in accordance with the regulations of the Act. In July 2020, the Consortium will adopt a new Five-Year Consolidated Plan. Annually, each entitlement jurisdiction in the Consortium prepares a one-year update to the plan, called the Action Plan. The fiscal year 2020 program year for the HOME Consortium is July 1, 2020 through June 30, 2021. The Action Plan contains a listing of anticipated federal resources and amounts, and other state and local resources available to carry out housing and community development activities; individual proposed activities to be carried out with the federal funds; and other actions that the jurisdiction expects to take during the next program year around addressing barriers to affordable housing, reducing lead-based paint hazards, reducing poverty, developing institutional structure and public/private coordination, and public housing improvements and resident initiatives.

The Draft FY20 – FY24 Consolidated Plan and FY20 Action Plan will be available for inspection beginning **June 15, 2020** on the websites of the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, Union City, and Alameda County Housing and Community Development Department. **The public review period will end on June 19, 2020.** A public hearing will be held to receive comments on the draft FY20 – FY24 Consolidated Plan and FY20 Action Plan on **Thursday, June 18, 2020, 1:30 p.m.** The Hearing will be held via a Zoom meeting at the following link:

https://us02web.zoom.us/j/89703390963
And the phone login is: +1 669 900 9128, login code 89703390963#

Written comments may be submitted to Kelly Thiemann at Kelly.thiemann@acgov.org . Un Español idioma interprete disponible on la notificar de entre cinco (5) dias al número (510) 670-5203. Para TDD, llame al numero (510) 265-0253.

FY2020-2024 Consolidated Plan and FY2020 Action Plan – Posted on Fremont.gov's website - 6/15/2020 through 6/19/2020



Appendix C
Public Survey

Community Development Block Grant (CDBG) Program
FY 2020-2024 Consolidated Plan

The City of Fremont is asking for public input on the needs in our community. Funding is available to help address these needs through the Community Development Block Grant program (CDBG), and the City would like to set priorities for this funding.

The City receives 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 $1 million in CDBG funding each fiscal year. Non-profit organizations, County or City agencies, and secular ministries or programs of a religious organization are eligible to apply for funding through a funding process. The funding process is comprised of a request for proposals, review of proposals by a committee, interviews of applicant agencies, and recommendations to City Council to fund eligible agencies.

To receive funds, the City must develop a five-year Consolidated Plan for housing and community development activities. The City is currently preparing the 2020-2024 Consolidated Plan and would like to obtain public input on the specific needs in the community by means of a survey. Based on these needs, the City will set priorities for funding for the next five years. Priority needs will be announced at the release of the request for proposals on December 12, 2019. Please complete the survey below by December 6, 2019.

Question Title

1. Do you identify as any of the following? Please select any that may apply.

- ☐ A member of a minority race such as African American, Asian, American Indian, Pacific Islander, Multiple Races, or Other Race Not Mentioned that is not White
- ☐ A member of a minority ethnicity such as Hispanic
- ☐ Person living with a disability
- ☐ Person experiencing homelessness or who has experienced homelessness sometime in the past
- ☐ Person who has experienced an eviction or forced move
- ☐ Person who has experienced domestic violence
- ☐ Single Parent, male or female

- [ ] Elderly or person over the age of 62
- [ ] Individual or household living in poverty
- [ ] I do not identify with any of the above

Question Title

2. Which of the following would best describe you?

- [ ] Homeowner
- [ ] Renter
- [ ] Local business

Other (please specify)

Question Title

3. If you are willing, please provide the zip code of your current residence.

Question Title

4. Housing Needs: rate the following housing needs of your community.

	Low	Medium	
Repair Assistance to Homeowners	Repair Assistance to Homeowners Low	Repair Assistance to Homeowners Medium	Re Home
Creation of New, Affordable Housing	Creation of New, Affordable Housing Low	Creation of New, Affordable Housing Medium	Cr Housi
Rehabilitation of Foreclosed or Vacant Housing	Rehabilitation of Foreclosed or Vacant Housing Low	Rehabilitation of Foreclosed or Vacant Housing Medium	Re or Vac
Creation of safe, decent and affordable rental housing	Creation of safe, decent and affordable rental housing Low	Creation of safe, decent and affordable rental housing Medium	Cr afford
Creation of housing with services – homeless	Creation of housing with services – homeless Low	Creation of housing with services – homeless Medium	Cr servic

	Low	Medium	
Creation of housing with services – seniors/disabled	Creation of housing with services – seniors/disabled Low	Creation of housing with services – seniors/disabled Medium	Cr servic senior
Rent Assistance for Low Income Tenants	Rent Assistance for Low Income Tenants Low	Rent Assistance for Low Income Tenants Medium	Re Incom
Creation of Emergency Shelter Beds (short-term stays)	Creation of Emergency Shelter Beds (short-term stays) Low	Creation of Emergency Shelter Beds (short-term stays) Medium	Cr Shelte stays)
Creation of Transitional Housing (for stays less than 2 yrs)	Creation of Transitional Housing (for stays less than 2 yrs) Low	Creation of Transitional Housing (for stays less than 2 yrs) Medium	Cr Housi yrs) H

Question Title

5. Community Development: rate the following community development needs of your community.

	Low	Medium	
Community Center upgrades/rehabilitation	Community Center upgrades/rehabilitation Low	Community Center upgrades/rehabilitation Medium	Co upgra
Park upgrades	Park upgrades Low	Park upgrades Medium	Pa
Micro enterprise development	Micro enterprise development Low	Micro enterprise development Medium	M develo
Workforce development	Workforce development Low	Workforce development Medium	W develo
Other	Other Low	Other Medium	Ot

Other (please specify)

Question Title

6. Social Services. Social services may be directed towards crisis intervention, preventative services, or meeting basic needs of low to moderate income people. Rate the following social service needs of your community.

	Low	Medium	
Homeless programs	Homeless programs Low	Homeless programs Medium	Hc
Youth programs	Youth programs Low	Youth programs Medium	Yo
Senior programs	Senior programs Low	Senior programs Medium	Se
Programs for special needs individuals	Programs for special needs individuals Low	Programs for special needs individuals Medium	Pr indivic
Programs for people with HIV/AIDS	Programs for people with HIV/AIDS Low	Programs for people with HIV/AIDS Medium	Pr HIV/A
Food and nutrition programs	Food and nutrition programs Low	Food and nutrition programs Medium	Fo progra
Health services	Health services Low	Health services Medium	He
Mental health services	Mental health services Low	Mental health services Medium	Mc
Legal Services for low-income people	Legal Services for low-income people Low	Legal Services for low-income people Medium	Le incom
Affordable Child Care	Affordable Child Care Low	Affordable Child Care Medium	Af
Services for victims of domestic violence	Services for victims of domestic violence Low	Services for victims of domestic violence Medium	Se domes
Substance Use Disorder services	Substance Use Disorder services Low	Substance Use Disorder services Medium	Su servic
Other	Other Low	Other Medium	Ot

Other (please specify)

Question Title

7. (Questions 7 – 9 are for information only and to ensure the City receives answers from all income levels and age groups.)

Please provide the annual income of your household.

Question Title

8. What is the size of your household?

- One Person
- Two Person

- [ ] Three Person
- [ ] Four Person
- [ ] Five or More Persons

Question Title

9. What is your age?

- [ ] Under 18 years old
- [ ] 18 – 24 years old
- [ ] 25 – 34 years old
- [ ] 35 – 44 years old
- [ ] 45 – 54 years old
- [ ] 55 – 64 years old
- [ ] 65 years old or older

DONE

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0 of 9 answered

Grantee SF-424's and Certification(s)

DocuSign Envelope ID: 70CAD565-6ACD-4BE1-8589-347479B4FB7D

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application: / * If Revision, select appropriate letter(s):
☐ Preapplication	☒ New
☒ Application	☐ Continuation / * Other (Specify):
☐ Changed/Corrected Application	☐ Revision
* 3. Date Received: 07/06/2020	4. Applicant Identifier:
5a. Federal Entity Identifier:	5b. Federal Award Identifier: B-20-MC-06-0011
State Use Only:	
6. Date Received by State:	7. State Application Identifier:
8. APPLICANT INFORMATION:	
* a. Legal Name: City of Fremont	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6027361	* c. Organizational DUNS: 0765491040000
d. Address:	
* Street1: 3300 Capital Avenue Bldg. B	
Street2:	
* City: Fremont	
County/Parish: Alameda	
* State: CA: California	
Province:	
* Country: USA: UNITED STATES	
* Zip / Postal Code: 94538-1514	
e. Organizational Unit:	
Department Name: Human Services	Division Name: CDBG Administration
f. Name and contact information of person to be contacted on matters involving this application:	
Prefix: Mr. / * First Name: Arquimides	
Middle Name:	
* Last Name: Caldera	
Suffix:	
Title: Deputy Director Human Services	
Organizational Affiliation: City of Fremont	
* Telephone Number: 510-574-2056	Fax Number: 510-574-2054
* Email: ACaldera@fremont.gov	

DocuSign Envelope ID: 70CAD565-6ACD-4BE1-8589-347479B4FB7D

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

* 12. Funding Opportunity Number:

14.218

* Title:

Community Development Block Grant

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

* 16. Descriptive Title of Applicant's Project:

The City of Fremont will assist low to moderate income households with affordable housing initiatives and social services. All projects are listed in the Program Year 2020 Action Plan.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

1

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Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 15,17 * b. Program/Project: CA-015

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020 * b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	1,691,290.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	80,000.00
* g. TOTAL	1,771,290.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Mr. * First Name: Brian

Middle Name:

* Last Name: Stott

Suffix:

* Title: Assistant City Manager

* Telephone Number: 510-494-4660 Fax Number:

* Email: bstott@fremont.gov

* Signature of Authorized Representative: DocuSigned by: Brian Stott * Date Signed: 1/5/2021 | 5:39 PM PST

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ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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

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

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

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

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
DocuSigned by: Brian Stoff	Assistant City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Fremont	1/5/2021 | 5:39 PM PST

SF-424D (Rev. 7-97) Back

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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.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

DocuSigned by:
Brian Stoff

Signature of Authorized Official

1/5/2021 | 5:39 PM PST

Date

Assistant City Manager

Title

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Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee 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.

In addition, 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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

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

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

DocuSigned by:
Brian Steff
Signature of Authorized Official

1/5/2021 | 5:39 PM PST
Date

Assistant City Manager
Title

OPTIONAL Community Development Block Grant Certification

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 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 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.

DocuSigned by:
Brian Stoll

Signature of Authorized Official

1/5/2021 | 5:39 PM PST

Date

Assistant City Manager

Title

DocuSign Envelope ID: 70CAD565-6ACD-4BE1-8589-347479B4FB7D

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

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.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** City of Fremont 2015-2019Consolidated Plan Survey
	List the name of the organization or individual who originated the data set. Alameda County Housing and Community Development Department.
	Provide a brief summary of the data set. Assess priority needs in these areas: 1. Affordalbe Housing Needs 2. Non-Housing Community Needs 3. Homeless Needs 4. Supportive Housing Needs
	What was the purpose for developing this data set? The purpose of the data set is to inform the development of the Strategic Plan.
	Provide the year (and optionally month, or month and day) for when the data was collected. January 2015
	Briefly describe the methodology for the data collection. The City deployed a survey via Survey Monkey. A link to the survey was sent to over 250 grantee agencies, individuals, public officials, city staff and community organizations via e-mail. The survey was also available on the City's website.
	Describe the total population from which the sample was taken. See above.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The City deployed a survey via Survey Monkey. A link to the survey was sent to over 250 grantee agencies, individuals, public officials, city staff and community organizations via e-mail. The survey was also available on the City's website.

CITY OF HAYWARD
COMMUNITY DEVELOPMENT
BLOCK GRANT
CONSOLIDATED PLAN

Fiscal Year 2020-2021 – 2024-2025

Community Services Division

Executive Summary

ES-05 Executive Summary – 24 CFR 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 2020-24 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 2020 through Federal Fiscal Year 2024 dollars. The City of Hayward receives both CDBG and HOME funds. Hayward is a CDBG entitlement grantee and a member of the Alameda County HOME Consortium, of which Alameda County Housing and Community Development (HCD) is the lead agency. The priority needs and goals in this plan and the FY 2020 Annual Action Plan reflect the City's priorities for its CDBG entitlement and align with the priority needs and goals of the Alameda County HOME Consortium, as appropriate.

The following Consolidated Plan is the product of extensive interagency collaboration and community engagement. Input was gathered over the last two years through community needs assessment, local and regional data collection and analysis, and numerous public meetings of multiple meeting bodies.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Hayward's priority needs and goals for its CDBG entitlement are:

- Expand & Improve Public Infrastructure & Facilities: Improve Access to and Capacity of Public Facilities and Infrastructure
- Preserve, Protect, and Produce Housing Stock: Preserve Existing Homeownership Housing, and Develop New Affordable Housing
- Provide Public Services & Quality of Life Improvements: Provide Vital Services for Low-to-Mod Income Households, and Provide Supportive Services for Special Needs Populations
- Economic Development: Provide for Small Business Assistance

The City's focus on the above priority areas aligns with the Alameda HOME Consortium's priority areas of housing, homelessness, supportive housing, and community development.

3. Evaluation of past performance

Annually, the City submits a Consolidated Plan Annual Performance Evaluation Report (CAPER), which were reviewed in the development of this Consolidated Plan. Through this review, the City adjusted its outcome indicators to reflect more appropriate categories and to adjust target goals based on previous performance.

4. Summary of citizen participation process and consultation process

Community participation is a vital part of the Consolidated Plan development process. While the majority of this plan was developed during the COVID-19 pandemic, the City was able to leverage previous community engagement efforts to ensure the Citizen Participation Process was adhered to as much as possible. In March 2020, HUD released waivers of the 30-day public comment period and citizen participation process in response to COVID-19, the need for quick response to the crisis, and the need to maintain social distancing and citizen safety. In anticipation of the planning process, the City of Hayward began commissioned a Community Needs Assessment, completed in the Fall of 2018. The assessment engaged diverse community stakeholders to understand the strengths, challenges, and gaps in the City's existing systems for supporting the most vulnerable residents, and findings from the assessment were key to developing the priority areas and goals in this plan.

The City also consulted with and relied on the expertise and resources of the Continuum of Care (CoC), known locally as EveryOne Home. Section PR-10 provides detailed information on EveryOne Home.

5. Summary of public comments

During the May 18, 2020 to June 24, 2020 public comment period, the City of Hayward received several comments, both via email and at public meetings. Comments were also heard at public meetings prior to the formal comment period.

Five emails were received from representatives of agencies recommended for FY 2020-2021 funding, thanking the Community Services Commission and City Council for the allocation, and emphasizing the need for ongoing support of public services and arts and music programming in Hayward. Additionally, during the City Council Work Session on May 19, 2020, four comments were made. Two comments came from members of the Community Services Commission, emphasizing how challenging the decision-making process was, given the large amount of requested funds, and thanking Council for their support. Representatives from one agency recommended for CDBG funds and another recommended for funding from the City’s General Fund also commented to summarize their agencies’ services and speak to the challenges of delivering services during the COVID-19 crisis.

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

N/A

7. Summary

The following plan details Hayward's priority needs and goals for the next five years. Through extensive community engagement the City and its partners identified the following priority needs and associated goals:

Preserve, Protect, and Produce Housing Stock

- Goal: Improve Facility and Infrastructure Access and Capacity

Expand & Improve Public Infrastructure & Facilities

- Goal: Preserve Existing Homeownership Housing
- Goal: Develop New Affordable Housing

Public Services & Quality of Life Improvements

- Goal: Provide Supportive Services for Special Needs
- Goal: Provide Vital Services for LMI Households

Economic Development

- Provide for Small Business Assistance

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	Community Services Division
HOPWA Administrator		
HOME Administrator	HAYWARD	Department of Housing and Community Development
HOPWA-C Administrator		

Table 125– Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Amy Cole-Bloom, Management Analyst

Amy.cole@hayward-ca.gov

510-583-4252

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City participates in the EveryOne Home CoC, providing funding, feedback, data, and insights into what homelessness and the affordable housing landscape looks like in Hayward. 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 EveryOne Home Plan was most recently updated in 2018 in response to the dramatic increase in homelessness in the County. It proposes strategies of expanding capacity, increasing investment, building stronger partnerships, and aligning public policies in order to prevent people from becoming homeless, protect the dignity of people experiencing homelessness, and expand housing opportunities.

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)).

Hayward and its partners at Alameda County have a history of collaborative efforts focused at the consumer or provider level, with a growing focus in the last decade on coordination at the systems level. Through its participation in the EveryOne Home CoC, Hayward has access to the CoC's enhanced coordination efforts by bringing together housing providers, public and private partners, and direct service agencies. Such efforts include expanding the system's capacity to prevent homelessness through outreach services, temporary financial and legal assistance, and increased access to permanent supportive and subsidized permanent housing. Hayward also works to ensure its local policies are rooted in best practices, are racially equitable, and advance efforts to reduce homelessness and protect the dignity, health, and safety of individuals experiencing homelessness.

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. The 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, standardizes data collection, and facilitates 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.

In 2018, EveryOne Home undertook a Strategic Update to its Plan to End Homelessness ("Plan"), previously drafted in 2007. The Plan offers ambitious and coordinated strategies and actions to reduce the Alameda County nightly homeless count to 2,200—meaning no one would have to sleep without shelter. In February of 2020, the City of Hayward passed a resolution to endorse the EveryOne Home Plan. The City of Hayward is committed to working collaboratively with County and Continuum of Care partners to regionally address the needs of homeless persons.

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 of Hayward is not an entitlement Emergency Solutions Grant (ESG) grantee. However, the City works in collaboration with the local CoC to determine the need for local funds. The City consults with the CoC to develop performance standards and evaluate the outcomes of projects and activities funded with CDBG in alignment with ESG goals.

Should the City receive any ESG funds during the next five years, staff will utilize 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. Through HMIS and leadership of the EveryOne Home Performance Management Committee, the Alameda County Housing and Community Development Department 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 individuals are homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home 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 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 future 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 126– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	City of Hayward
	Agency/Group/Organization Type	Housing Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	The City of Hayward is the lead agency of the Consolidated Plan.
2	**Agency/Group/Organization**	Alameda County Housing and Community Development
	Agency/Group/Organization Type	Housing Services - Housing Other government - County 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 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?	Meetings and email discussion. Improved understanding of Housing needs and overall needs of county as a whole.

3	**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 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?	Meetings and email discussion. Anticipated improved coordination of financial resources, alignment of goals, and policy development. Improved understanding of homelessness issues and resources across Alameda County

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

There were no agency types not intentionally consulted. All comments were welcome.

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 Continuum of Care	The Alameda County Continuum of Care implements the EveryOne Home Plan which aims to end homelessness in the county. The Plan envisions that all persons at risk of homelessness and 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.
2018 Community Needs Assessment	City of Hayward	The 2018 Community Needs Assessment (CNA) helps the City to determine the human needs of vulnerable residents, identify barriers/gaps in service, and provide validated data that meet HUD community input requirements in the development of the 2020-2024 Consolidated Plan and for allocating public service funds.
2020 Regional Analysis of Impediments (AI)	Alameda County	The 2020 Regional AI reflects the countywide effort to increase fair housing choice for all residents in the county and affirmatively further fair housing. The AI summarizes the findings including the primary issues and contributing factors to barriers to fair and affordable housing. The AI helps to inform the priority needs of the City of Hayward as it prepares the Strategic Plan.
City of Hayward 2019 Homeless Count	EveryOne Home	The City of Hayward 2019 Homeless Count helps to inform the homeless population demographics in the City and describe where there are gaps in services. This report helped to inform public services in the Strategic Plan.
Alameda County 2019 Homeless Count	EveryOne Home	The Alameda County 2019 Homeless Count helps to inform the homeless population demographics in the Hayward and describe where there are gaps in services. This report helped to inform public services in the Strategic Plan.

Table 127– 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 had extensive consultation with HUD, as well as Alameda County through both the CoC and HOME consortium.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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)
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 June 23, 2020	Comments will be added following the Public Hearing		

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	June 23, 2020 Public Hearing	No comments received during meeting.		
3	Public Meeting	Non-targeted/broad community	Community Services Commission Meeting, March 18, 2020 - discussion of funding priorities.	Comments received by representatives from funded agencies thanking the Commission for consideration and emphasizing the need for continued funding.		

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	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Website provided information in English and Spanish on public hearing for Consolidated Plan	Five emails were received from representatives of agencies recommended for FY 2020-2021 funding, thanking the Community Services Commission and City Council for the allocation, and emphasizing the need for ongoing support of public services and arts and music programming in Hayward.		

5	Public Meeting	Non-targeted/broad community	Council work session on the community agency funding process and consolidated plan on May 19, 2020	Four commenters participated in the remote Work Session:Two comments came from members of the Community Services Commission, emphasizing how challenging the decision-making process was, given the large amount of requested funds, and thanking Council for their support. Representatives from one agency recommended for CDBG funds and another recommended for funding from the Cityâ¿¿s General Fund also commented to summarize their agenciesâ¿¿		

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)
				services and speak to the challenges of delivering services during the COVID-19 crisis.		
6	Internet Outreach	Non-targeted/broad community	Social media outreach to promote public comment period for consolidated plan and FY20-21 funding recommendations.	No comments received		

Table 128– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment for the City of Hayward consists of the non-housing community development needs (NA-50) as identified through the citizen participation process and consultation with community stakeholders. The non-housing community development needs section focuses on three key areas of need in Hayward. These needs are public facilities, public infrastructure and public services for low- and moderate-income (LMI) households and residents with special needs are outlined below.

The City recognizes the need for improved access and the expansion of these key areas. Public facilities, such as community centers, and supportive services are vital to community. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and youth.

The infrastructure of the City is also in need of expansion and improvements. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance. These needs are classified as non-housing but they have an indirect impact on the supply and demand for housing. They help get resources to those in need and strengthen the neighborhoods.

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

Describe the jurisdiction's need for Public Facilities:

The City of Hayward has identified the need for improved access to and capacity of public facilities and has included a goal in the Strategic Plan:

1A Improve Access to and Capacity of Public Facilities & Infrastructure

In this goal, the City will expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.

How were these needs determined?

The need for improved public facilities in the City was determined through the citizen participation process and meetings with community stakeholders. City staff was then able to prioritize improvements to public facilities in the city and associate goals and outcomes to address the need.

Describe the jurisdiction's need for Public Improvements:

The City of Hayward has identified the need for the expansion and improvements of public infrastructure and has included a goal in the Strategic Plan:

1A Improve Access to and Capacity of Public Facilities & Infrastructure

For this goal, the City will expand and improve public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects.

How were these needs determined?

The need for public improvements in the City was determined through the citizen participation process and meetings with community stakeholders. City staff was then able to prioritize improvements to public infrastructure in the city and associate goals and outcomes to address the need.

Describe the jurisdiction's need for Public Services:

The City of Hayward has identified the need for public services for the special needs population and has included two goals in the Strategic Plan:

3A Provide Supportive Services for Special Needs Populations

3B Provide Vital Services for Low-to-Mod Income Households

For these goals, the City will provide supportive services for low income and special needs populations. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households.

How were these needs determined?

The needs for public services for LMI and special needs populations in the City was determined through the citizen participation process and meetings with community stakeholders. City staff was then able to prioritize public services to LMI and special needs populations in the city and associate goals and outcomes to address the need.

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This housing market analysis (MA) for the City of Hayward looks at non-housing community development assets such as details on employment, the commute of people to work and educational attainment of the population in the City. It also includes an analysis of the concentration of households with multiple housing problems, racial/ethnic populations, and low-income families. This analysis will help to determine the areas and populations in the City that are most in need of investment through CPD programs.

As the internet and reliable highspeed services have become an increasing necessity to thrive in the modern economic environment, the broadband needs of housing occupied by low- and moderate-income households is discussed. Additionally, the vulnerability of LMI households to the effects of climate change is addressed.

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

Introduction

This section provides insight into the economic development landscape of Hayward. The table below details the extent of business sector employment throughout the City. Unemployment, commuting times, and educational attainment are also analyzed in this section.

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	295	65	0	0	0
Arts, Entertainment, Accommodations	7,880	4,878	10	7	-3
Construction	5,686	6,461	7	9	2
Education and Health Care Services	16,244	15,582	20	22	2
Finance, Insurance, and Real Estate	4,198	2,067	5	3	-2
Information	1,718	680	2	1	-1
Manufacturing	8,961	10,525	11	15	4
Other Services	4,616	1,897	6	3	-3
Professional, Scientific, Management Services	10,119	8,181	13	11	-2
Public Administration	2,767	1,516	3	2	-1
Retail Trade	8,251	8,167	10	11	1
Transportation and Warehousing	6,053	4,076	8	6	-2
Wholesale Trade	2,682	7,390	3	10	7
Total	79,470	71,485	--	--	--

Table 129 - Business Activity

Alternate Data Source Name:
2013-2017 ACS (Workers), 2017 LEHD (Jobs)
Data Source Comments:

In the above table the prevalence of both workers and jobs by sector is presented. In Hayward, there are approximately 8,000 more workers than jobs. This means that there are approximately 10% of the city's workers must leave the city for work. There are also three sectors that have a significant disconnect between the number of workers and the number of jobs.

In the Arts, Entertainment, Accommodations sector there are over 3,000 more workers than jobs. In the Finance, Insurance, and Real Estate sector there are over 2,100 more workers than jobs. As well, In the Transportation and Warehousing sector there are almost 2,000 more workers than jobs.

Alternately, in the Wholesale Trade sector the number of jobs outnumbers the number of workers significantly. There are only 2,682 workers for 7,390 jobs. This means that a large number of the jobs in this business sector are going to residents from outside the city or are going unfilled.

Labor Force

Total Population in the Civilian Labor Force	84,783
Civilian Employed Population 16 years and over	80,461
Unemployment Rate	2.60
Unemployment Rate for Ages 16-24	12.00
Unemployment Rate for Ages 25-65	4.50

Table 130 - Labor Force

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Data Source Comments: Data for the unemployment rate is from the Bureau of Labor Statistics (BLS), November 2019, Not seasonally adjusted. All other data including unemployment rates for age groups are from the ACS.

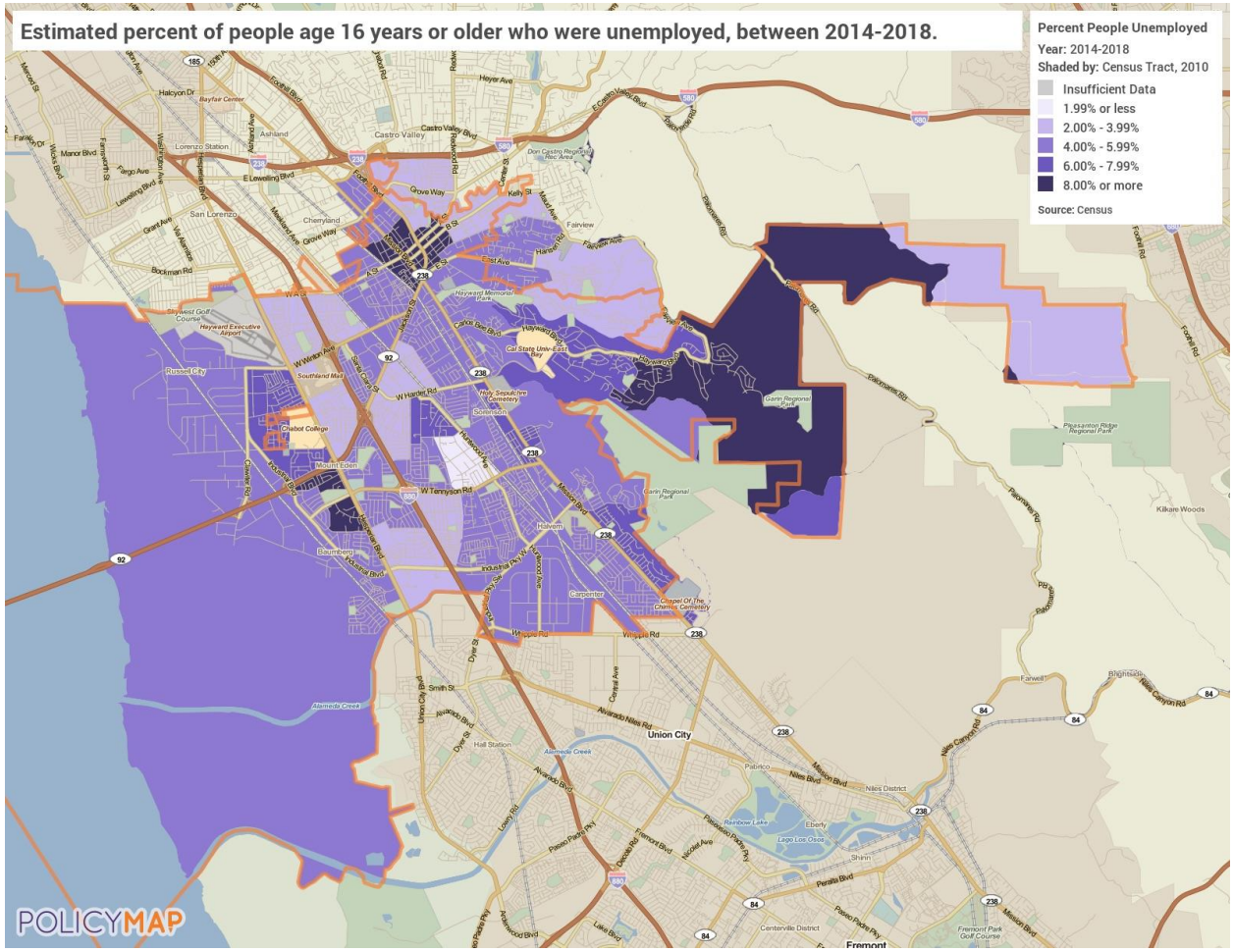
Unemployment

There are two primary sources used to analyze the unemployment rate in Hayward for this report. They each have pros and cons, but when taken together they can provide a clearer view of unemployment in the City. The first source is the US Census Bureau's American Community Survey 5-Estimates. In the ACS unemployment data is only taken annually and the most recent data is from 2018. It is also an average of the five years included, which does not necessarily provide an accurate view of recent employment trends. However, the ACS data is available at a census tract level and can help identify any areas that have disproportionately high unemployment.

The second source is the Bureau of Labor Statistics. This measurement of unemployment is updated monthly and provides insight into any trends at the city level. It is not available at the census tract level and therefore provides a look at employment as it relates to time, while the ACS looks at employment as it relates to space.

The following map displays unemployment throughout the City using data provided by the 2014-2018 ACS. The highest unemployment rates in the City are Census tract 06001435103 with 8.7% in the east and Census tracts 06001435400 (8.6%) in the north central and 06001437102 (9.9%) in the central part of the Hayward.

Source: 2014-2018 American Community Survey 5-Year Estimates



Unemployment Rate

Unemployment Rate Over Time

When looking at unemployment changes over time, the City of Hayward has seen its unemployment rate fall consistently. The annual unemployment rate has not been determined for 2019 yet but looking at the monthly breakdown of January through December shows that the rate may remain the same or decrease further.

Data Source: Bureau of Labor Statistics 2019, Not seasonally adjusted

2010	2011	2012	2013	2014	2015	2016	2017	2018
14.9	13.8	12.0	10.0	8.1	6.6	4.7	4.0	3.2

Table 131 - BLS Unemployment by Year 2010 to 2018

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct
3.7	3.5	3.6	3.0	2.9	3.4	3.6	3.4	2.7	2.9
Nov	Dec								
2.8	2.6								

Table 132 - Unemployment Rate from January 2019 to December 2019

Occupations by Sector	Number of People
Management, business and financial	25,706
Farming, fisheries and forestry occupations	226
Service	16,635
Sales and office	16,945
Construction, extraction, maintenance and repair	7,805
Production, transportation and material moving	13,144

Table 133 – Occupations by Sector

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates
Data Source Comments:

Occupations by Sector

The above table analyzes occupations by sector. Instead of showing which sectors are most common in the City, as the table at the beginning of this section did, this shows what type of jobs are available in each sector. For example, this table would include a manger of a fast food

restaurant and the manager of a logging company in the same category (Management, Business, and Financial) while in the earlier table they would be in separate categories.

In Hayward, the largest occupation sector is the “Management, Business, and Financial” sector with 25,706 followed by the “Sales and office” sector with 16,945 jobs. The next two largest are “Service” and “Production, transportation and material moving” with 16,635 and 13,144 jobs, respectively.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	30,492	45%
30-59 Minutes	25,131	38%
60 or More Minutes	11,393	17%
Total	***67,016***	***100%***

Table 134 - Travel Time

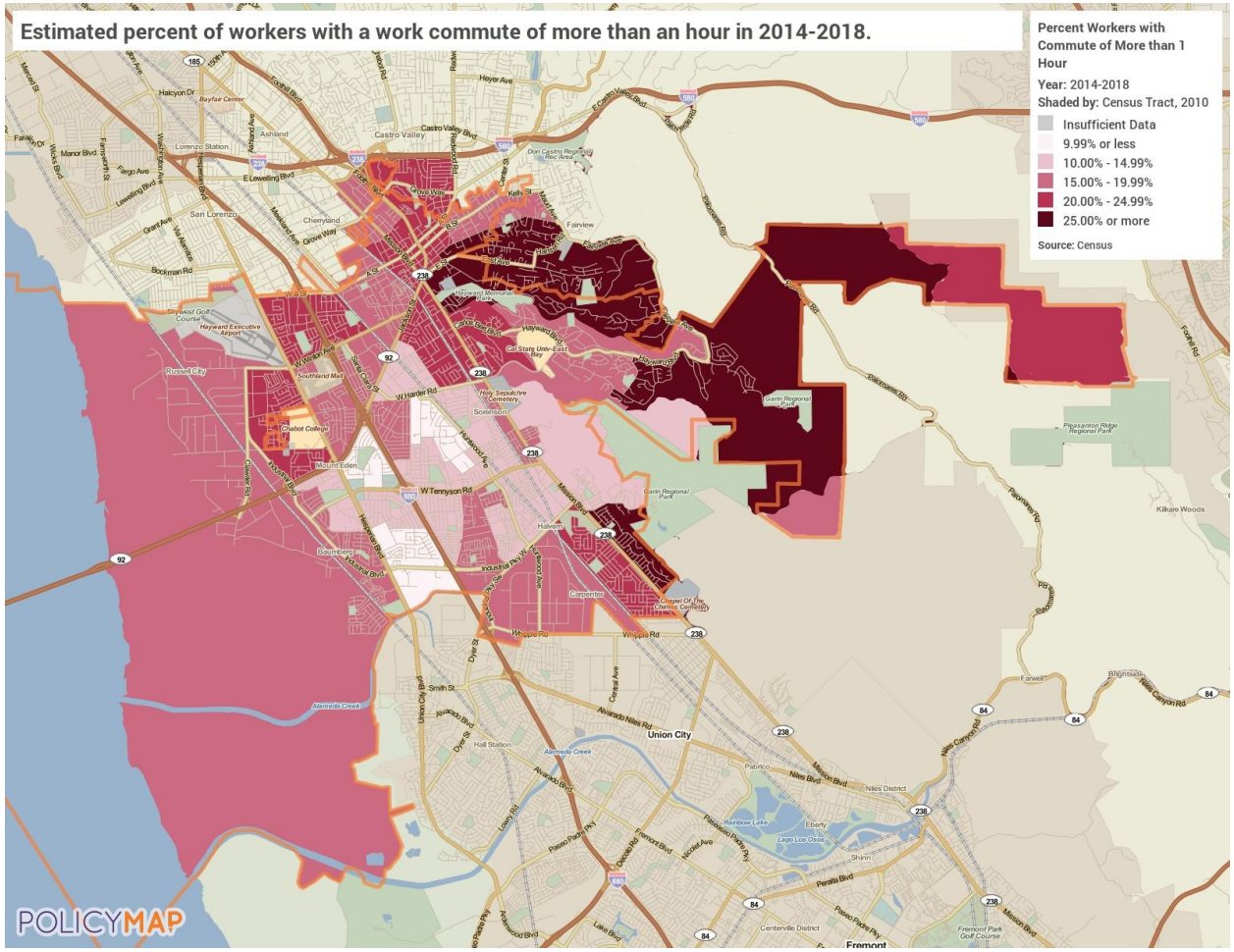
Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates
Data Source Comments:

Commute Travel Time

All other things being equal, residents would rather live in the same City as their job. Relative to short commutes, long commute times are associated with lower life satisfaction, increased stress, obesity, anxiety, depression, and increased exposure to pollutants. This is particularly true when compared to commuters who use bicycles or walk to work.

Approximately 46% of all persons commuting to work have a commute of less than 30 minutes each way. About 17% workers who commute to work have to travel more than 60 minutes to and from work each day. Workers with commute times more than one hour are much more likely in the east part of the City.

Source: 2014-2018 American Community Survey 5-Year Estimates



Commute Travel Time One Hour or More

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	9,477	709	4,500
High school graduate (includes equivalency)	18,000	855	5,764
Some college or Associate's degree	19,707	1,465	4,295
Bachelor's degree or higher	21,090	973	2,995

Table 135 - Educational Attainment by Employment Status

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates
Data Source Comments:

Educational attainment is one of the best predictors of economic success, both in attaining a job and receiving a higher wage. In Hayward, the unemployment rate for a person without a high school diploma is 7% while the rate for a resident with a bachelor's degree or higher is only 4.4%. The labor participation rate is also higher for those with higher educational attainment. Approximately 76% of residents without a high school diploma are in the workforce, which is lower than the workforce participation rate of 85% for those with bachelor's degrees.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	239	1,324	1,872	4,081	3,222
9th to 12th grade, no diploma	1,263	1,547	2,325	3,320	1,650
High school graduate, GED, or alternative	4,590	7,550	5,317	11,557	5,206
Some college, no degree	7,550	6,357	4,257	8,199	3,215
Associate's degree	595	2,013	1,728	2,712	1,051

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Bachelor's degree	1,744	7,338	4,238	6,852	2,662
Graduate or professional degree	109	2,118	1,643	2,769	1,486

Table 136 - Educational Attainment by Age

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates
Data Source Comments:

In general, higher education is associated with older age but not always. The percentage of the population who did not graduate from high school or get an equivalent diploma increases with age until the 65+ age group. Approximately 9.3% of residents between the age of 18 and 24 did not graduate from high school but nearly 19% of residents in the 45 to 65 years old age group did not graduate. In fact, the 45 to 65 years old age group stands out in most levels of educational attainment. There is a need for adult education classes for the 19,341 residents of Hayward who are over the age of 25 but never graduated high school.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	28,381
High school graduate (includes equivalency)	37,323
Some college or Associate's degree	43,705
Bachelor's degree	63,070
Graduate or professional degree	74,873

Table 137 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates
Data Source Comments:

Median Earnings by Educational Attainment

As mentioned before, educational attainment and earnings are closely linked. In Hayward, it appears to be particularly important to get a bachelor's degree. Residents with just some college or an associate degree have median income higher than a high school graduate, but only by $5,000. Residents with Bachelor's degrees earn $20,000 more than those with an associates degree, a 30% increase.

The annual wage difference based on education can lead to substantial wealth differences over time. A person who graduates high school and works from age 18 to 65 will earn approximately $1,754,181. A person with a bachelor's degree who works from age 23 to 65 will earn $2,648,940. That added financial benefit does not take into account that jobs that require degrees tend to have benefits like health insurance and the higher income can lead to investments, purchasing a home instead of renting, and other activities that can increase wealth substantially.

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

The largest employment sector in the area is the Education and Health Care Services. Approximately 20.4% of workers (16,244) are in this sector.

The second largest sector is the Professional, scientific, and management, and administrative and waste management services sector with 12.7% of the workers (10,119).

Lastly, the third most common sector is Manufacturing with 11.3% of workers (8,961).

Describe the workforce and infrastructure needs of the business community:

The workforce and infrastructure needs of Hayward have changed drastically in the first few months of calendar year 2020, as this plan was being developed, due to the COVID-19 pandemic. Prior to the COVID-19 crisis, which has disrupted normal business practices and potentially future labor demand, the workforce needs of the Hayward business community were strong. With pre-pandemic unemployment rates in the City hovering around 4 percent, employers needed skilled and unskilled labor to fill vacant positions. Labor needs were expressed by a wide range of industries including general manufacturing and food production, which were looking to fill vacancies for machinists, machine operators, production line staff, general warehouse, engineering and machine maintenance positions. Common vacancies in the service and commercial industry included positions for service staff, order fulfillment, customer service and both front and back of house restaurant employees. It is unclear what labor demand will be like post-pandemic, but it is likely there still will be a demand for labor as some businesses restart operations.

The physical infrastructure needs of the Hayward business community mirror that of the Bay Area region. Major needs continue to be improved surface transportation routes that are currently choked with congestion, more connections to and higher frequency of public transit to job centers; and improved access to broadband internet in both the industrial and downtown areas of Hayward.

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 current pandemic crisis will have tremendous cascading impacts on the local economy. It is already disrupting the retail and service industry, which were previously struggling due shifts in consumer demand and preference for e-commerce. As consumers become even more accustom to buying online, brick and mortar retailers, including small grocery stores, may find it difficult to rebound from the crisis. For the manufacturing sector, some businesses owners have suggested that this disruption combined with ongoing social distancing requirements may signal the tipping point for a surge of investment in automation and related machinery. This could reduce future demand for human labor moving forward. If this future becomes a reality significant investment in workforce training to obtain new higher skilled jobs associated with computer software, robotics and machinery repair will be needed. This will also be true for a workforce displaced by the service and retail industry. Training may need to shift to more information technology and related programing and equipment maintenance related programs.

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

In general, the skills and education correspond with the employment opportunities in the general area, but there is a disconnect within the jurisdiction. The mismatch between jobs and workers in some industries is not necessarily an area of concern but should be acknowledged and observed.

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.

There are a wide range of workforce training and career pathway initiatives and programs serving the Hayward community and support the City’s long-term economic goals to create opportunities for our residents. These include:

- **Eden Area Regional Occupation Program (ROP)** - One of the longest standing forms of post-secondary career preparedness in California, Eden Area ROP is a dynamic educational organization whose mission is to prepare students for careers and further education as well as to instill workplace values that will enable them to compete successfully in the economy of today and the future. Eden Area ROP specializes in Career Technical Education to transform student aspirations into reality and build pipeline of workforce talent for regional businesses. This program connects educators to employers to understand labor skills in demand and to formulate curriculum and internship programs to help meet the private sector's needs. Current initiatives that the City of Hayward partners to support include youth job fairs, annual Manufacturing Day events to expose students to STEM career pathways, and connecting businesses to educators to encourage partnerships and internships.

- **Alameda County Workforce Development Board (ACWDB)** - This federally funded County agency is our primary partner in the workforce development space. Hayward is home to the ACWDB Eden Area America's Job Center of California, which serves as a clearing house for jobseekers throughout the County. This organization provides the jobseeker with access to in-person and online training, information workshops on in-demand jobs. The center also provides computer training and offers free terminals for job seekers to search for and apply jobs on the computer, use the internet, fax machines, and printers. The ACWB also administers the On the Job Training program that provides federal subsidy dollars to employers that hire and train workers.

- **California State University East Bay Academic Advising and Career Education** (AACE) – This one-stop center for students and alumni provides both academic advising and career development assistance, and career services. The Center's counselors guide students in understanding and completing all General Education and graduation requirements in addition to helping them clarify and attain their career goals. The Center also provides training on jobseeker skills including interviewing techniques, resume and cover letter preparation and job search methods.

- **Chabot Community College** - College Central Network (CCN) - This Hayward community college operates a jobseeker training and placement network., which provide students access to career advice, job postings, tools to create and post resumes for employers to find; and resources for interviews, resume building, and career advice.

Combined these types of programs help develop connections with local businesses seeking to hire with educators and creates a workforce pipeline.

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.

There are several local and regional plans that may impact economic growth in Hayward. These include:

- Plan Bay Area 2050 - Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. Plan Bay Area 2050 is under development by the Metropolitan Planning Commission (the region's MPO). This plan focuses on four key issues—the economy, the environment, housing and transportation—and will identify a path to make the Bay Area more equitable for all residents and more resilient in the face of unexpected challenges. Adoption of the Plan is anticipated in the Summer of 2021. In early 2020, the City of Hayward submitted and received an approval to include in the Plan a Priority Production Area, which identifies the City's industrial corridor as an area to be preserved and enhanced to support job creation. Strategies and resources to be fleshed out and allocated to the Plan's implementation will impact Hayward's economic development trajectory.

- Comprehensive Economic Development Strategy for the San Francisco Bay Area – In 2018, the US Economic Development Administration (USEDA) enacted the Comprehensive Economic Development Strategy, or CEDS, for the San Francisco Bay

Area. Prepared by the Association of Bay Area Governments, this extensive blueprint that describes the Bay Area's economy and the actions that could improve it. The CEDS identifies priorities including improving the business climate, infrastructure, workforce and housing and workplace availability throughout the region.

- City of Hayward Strategic Roadmap – The Hayward City Council adopted a Strategic Roadmap that articulates a shared vision for where the City wants to go in the near future (3 - 5 years), along with achievable next steps for how to get there. This strategic plan includes work plans for preserving and producing housing; growing the economy; combatting climate change and improving infrastructure.

- City of Hayward Downtown Specific Plan– Adopted by the Hayward City Council in 2019, this specific plan set forth a framework to:Establish Downtown as a regional destination with a robust and diverse mix of shopping, entertainment, and employment opportunities.Promote health and sustainability by integrating natural features into new development, protecting environmental resources, and creating a network of open spaces that allow for active lifestyles.Prioritize improvements to the circulation system that serves the needs of Downtown Hayward visitors, residents, and employees.Improve the perception of living, shopping, working, and doing business in Downtown.Retain and enhance the historic and cultural character of Downtown.

The implementation of this plan over time will impact economic development growth patterns in Hayward.

Discussion

N/A

MA-50 Needs and Market Analysis Discussion

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

HUD identifies four specific data points that constitute “housing problems”: cost burden, overcrowding, lack of complete plumbing facilities and lack of complete kitchen facilities. In Hayward, cost burden is the most prevalent housing problem. According to the 2014-2018 ACS 5-Year Estimates, the jurisdiction-wide rate of each is:

- Cost Burden: 42.3%
- Overcrowding: 13.0%
- Lack of Complete Plumbing Facilities: 0.2%
- Lack of Complete Kitchen Facilities: 0.5%

In order for an area to be concentrated with multiple housing problems it must include two or more housing problems that are substantially higher than the jurisdiction-wide average. For this analysis, HUD’s definition of “disproportionate” will be used to identify areas substantially higher: 10 percentage points higher than the jurisdiction as a whole. In Hayward that translates to cost burden greater than 52.3%, overcrowding greater than 23.0%, lack of plumbing facilities greater than 10.2%, and lack of kitchen facilities greater than 10.5%.

Based on the definition of multiple housing problems, there is only one tract that has two housing problems. Census tract 06001437500 has 27.8% of units that are overcrowded and 55.2% of households in the tract are cost burdened.

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

For the purposes of this analysis a “racial or ethnic concentration” will be any census tract where a racial or ethnic minority group makes up 10 percent or more of the population than the City as a whole. According to the 2014-2018 American Community Survey 5-Year Estimates the racial and ethnic breakdown of Hayward’s population is:

- White: 38.7%
- Black or African American: 10.3%
- American Indian and Alaska Native: 0.7%
- Asian: 25.7%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 2.1%
- Other Race, non-Hispanic: 15.7%
- Two or More Races, non-Hispanic: 6.7%

- Hispanic or Latino: 40.8%

Within the City, there are several tracts that meet the definition of “racial or ethnic concentration”. Only racial or ethnic groups with a concentration are highlighted.

For tracts with a concentration of Black or African Americans:

- 06001435300 – 23.94%
- 06001436402 – 20.75%
- For tracts with a concentration of Asians:
- 06001437101 – 44.86%
- 06001438203 – 53.98%
- 06001437200 – 41.92%
- 06001438400 – 38.43%
- 06001438204 – 35.98%

For tracts with a concentration of “Some Other Race”:

- 06001436800 – 27.50%
- 06001438201 – 30.04%
- 06001437900 – 29.99%
- 06001437500 – 30.11%
- 06001437500 – 26.68%
- 06001437702 – 30.59%

For tracts with a concentration of Hispanics:

- 06001436900 – 58.51%
- 06001438201 – 55.48%
- 06001437400 – 57.09%
- 06001437900 – 66.90%
- 06001437500 – 66.07%
- 06001437701 – 59.47%
- 06001437702 – 77.33%

A “low-income concentration” is any census tract where the median household income for the tract is 80% or less than the median household income for Hayward. According to the 2014-2018 American Community Survey 5-Year Estimates, the Median Household Income (MHI) in the City is $80,093. A tract is considered to have a low-income concentration if the MHI is $64,074 or less.

For tracts with a concentration of LMI households (MHI less than $64,074):

- 06001436900 – MHI $62,285
- 06601435500 – MHI $57,000
- 06001436602 – MHI $56,792
- 06001437500 – MHI $60,745
- 06001437701 – MHI $62,527
- 06001437702 – MHI $63,892

See map at the end of this section for the Concentration Black Population

See map at the end of this section for the Concentration Asian Population

See map at the end of this section for the Concentration "Some other race" Population

See map at the end of this section for the Concentration Hispanic Population

See map at the end of this section for the Concentration of LMI Households

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

Below are the characteristics of the concentration areas (Census Tracts). Data was provided by the 2014-2018 American Community Survey 5-Year Estimates.

- Census tract 06001435300 has a concentration of Black or African Americans. The median home value in this tract is $487,400. Median rent is $1,540.
- Census tract 06001436402 has a concentration of Black or African Americans. The median home value in this tract is $677,500. Median rent is $3,111.
- Census tract 06001437101 has a concentration of Asians and Hispanics. The median home value in this tract is $626,000. Median rent is $2,101.
- Census tract 06001438203 has a concentration of Asians. The median home value in this tract is $495,200. Median rent is $1,239.
- Census tract 06001437200 has a concentration of Asians. The median home value in this tract is $578,200. Median rent is $2,021.
- Census tract 06001438400 has a concentration of Asians. The median home value in this tract is $474,400. Median rent is $2,547.
- Census tract 06001438204 has a concentration of Asians. The median home value in this tract is $327,100. Median rent is $1,876.
- Census tract 06001436800 has a concentration of "Some Other Race". The median home value in this tract is $503,000. Median rent is $1,829.
- Census tract 06001438201 has a concentration of "Some Other Race" and Hispanics. The median home value in this tract is $264,100. Median rent is $2,101.

- Census tract 06001437900 has a concentration of “Some Other Race” and Hispanics. The median home value in this tract is $482,100. Median rent is $1,796.
- Census tract 06001437500 has a concentration of “Some Other Race” and Hispanics. The median home value in this tract is $538,900. Median rent is $1,670
- Census tract 06001437701 has a concentration of “Some Other Race”. The median home value in this tract is $387,100. Median rent is $1,507.
- Census tract 06001437702 has a concentration of “Some Other Race” and Hispanics. The median home value in this tract is $373,300. Median rent is $1,580.
- Census tract 06001436900 has a concentration of Hispanics. The median home value in this tract is $518,800. Median rent is $1,487.
- Census tract 06001437400 has a concentration of Hispanics. The median home value in this tract is $474,300. Median rent is $1,961.

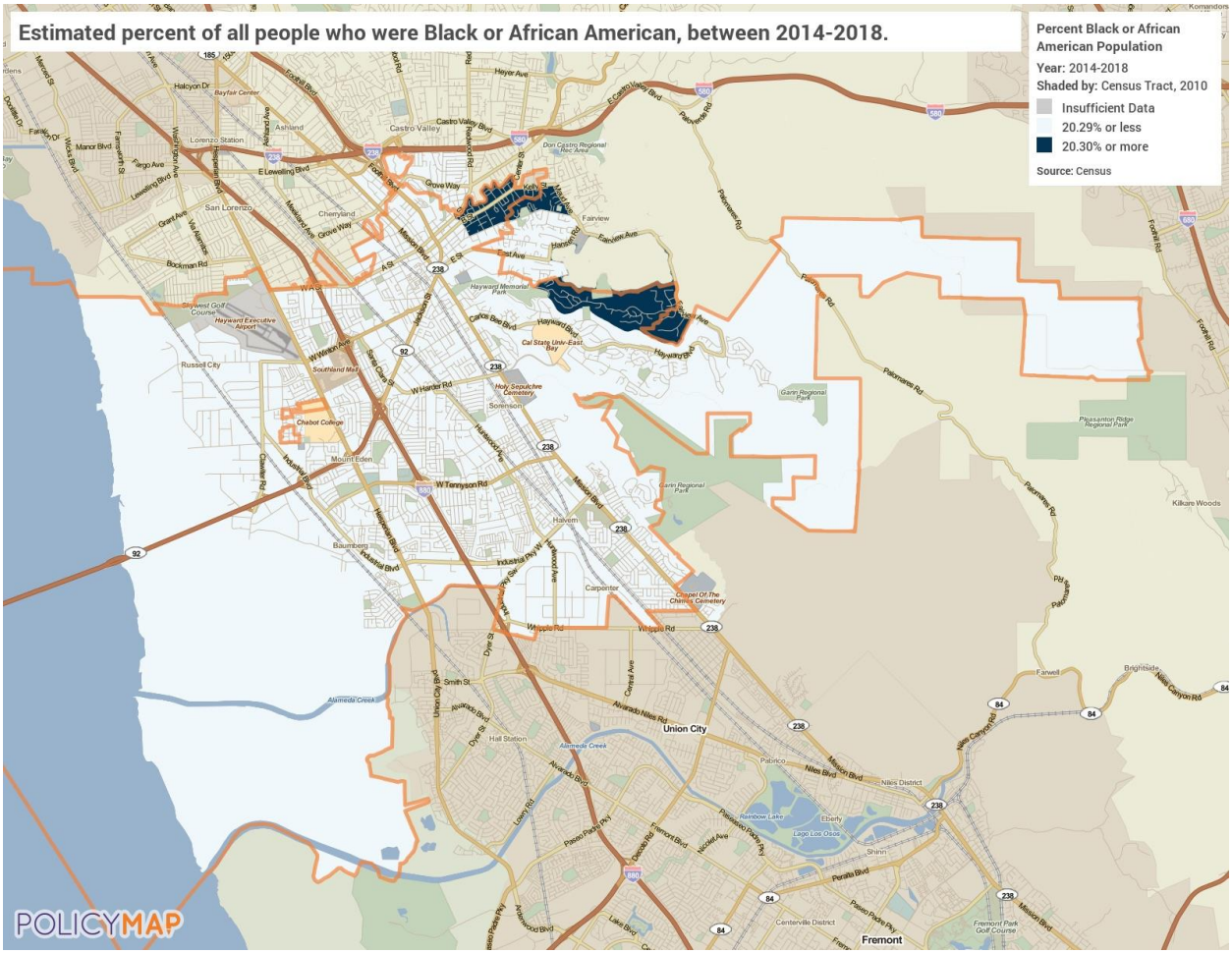
Are there any community assets in these areas/neighborhoods?

The following community assets serve residents throughout Hayward, with specific emphasis on LMI individuals who live in areas where LMI households are concentrated.

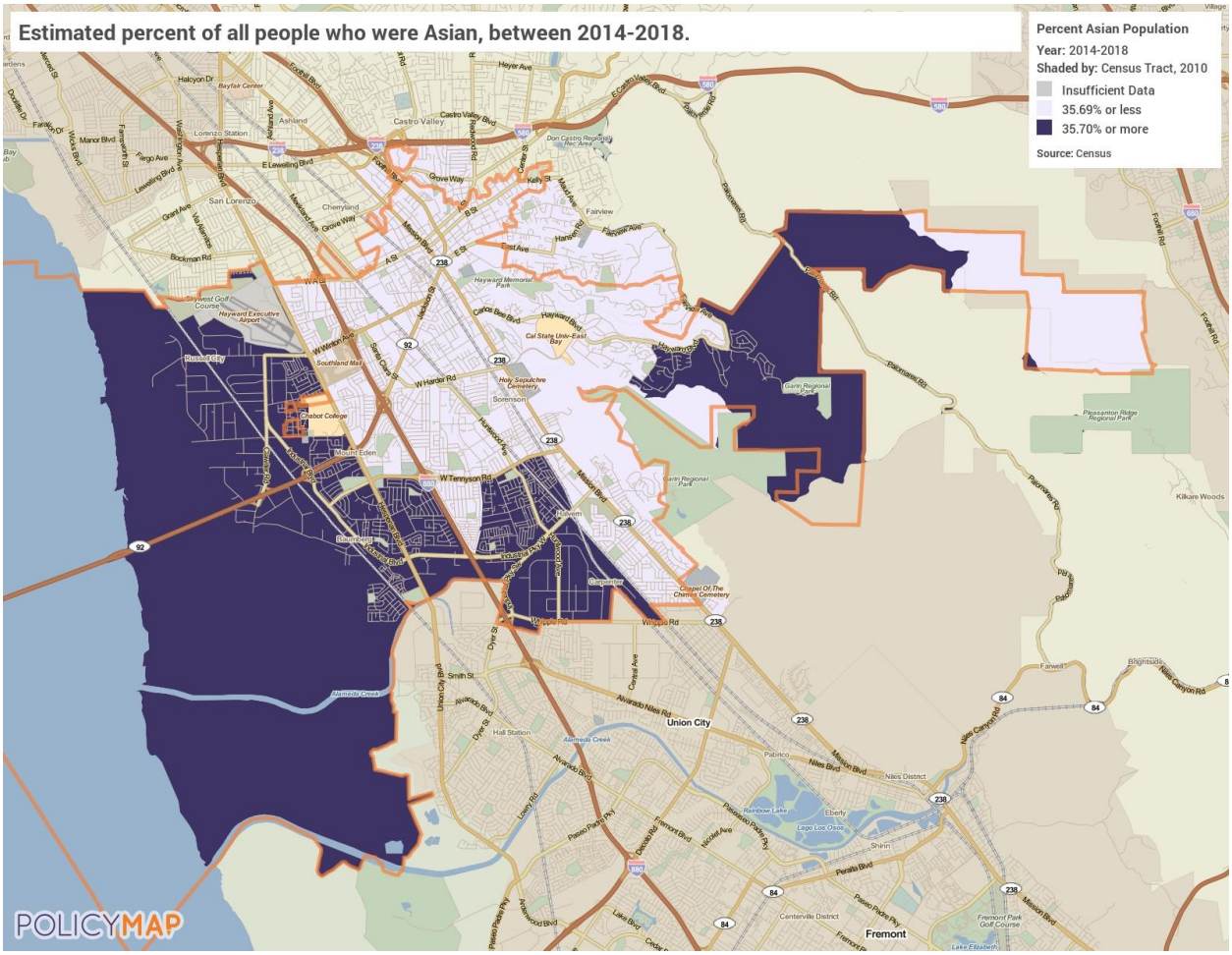
- Community CentersWeekes Community CenterMatt Jimenez Community CenterHayward Senior Center
- Shelters and Homeless ServicesFamily Emergency ShelterMagnolia HouseRuby's Place-Emergency ShelterHayward Housing Navigation Center
- Education ResourcesHayward Public LibraryHayward Adult SchoolChabot Community CollegeHayward Unified School DistrictCalifornia State University, East Bay
- Faith-Based Community ResourcesFirst Presbyterian Church of HaywardSouth Hayward ParishEden United Church of Christ1st United Methodist Hayward3 CrossesAll Saints Catholic ChurchBridge of FaithChurch of the Nazarene: Community of GraceGlad Tidings White HouseGood Shepherd LutheranNew Hope ChurchNew Life Christian ChurchPalma Ceia Baptist ChurchSt Clement ChurchVictory Outreach
- Physical and Behavioral Health ResourcesHEDCO Wellness CenterLifehouse Sober Living2nd Chance Recovery CenterTiburcio Vasquez Healthcare CenterSt Rose HospitalTri-City Health CenterLa Familia Counseling Services
- Other Public and Social ServicesAbode ServicesAlameda County FoodbankBuilding Opportunities for Self Sufficiency (BOSS)Centro Legal de la RazaCommunity Childcare Council of Alameda CountyCommunity Resources for Independent LivingDowntown Streets TeamEast Bay Agency for ChildrenECHO HousingEden I & R (211)Eden Youth & FamilyFamily Violence Law CenterHabitat for Humanity East Bay/Silicon ValleyHorizon ServicesHousing and Economic Rights Advocates (HERA)International Institute of the Bay AreaLegal Assistance for SeniorsLove Never FailsRebuilding TogetherThe Salvation ArmySAVE/COPSSpectrum Community Services

Are there other strategic opportunities in any of these areas?

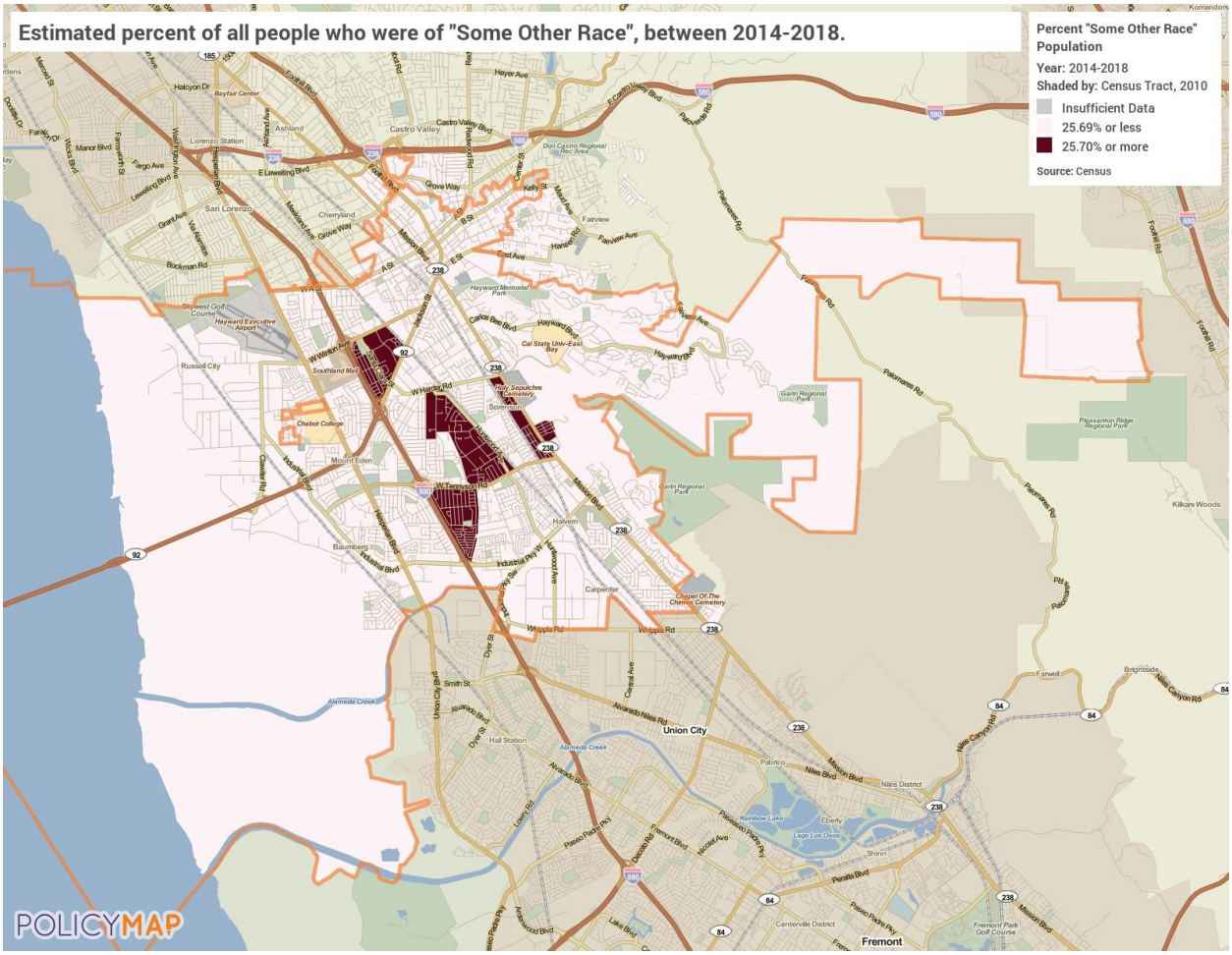
The City of Hayward engages with partners from many of the resources listed above, through CDBG funding and other city-wide collaborations. The City of Hayward is continually seeking strategic opportunities with these partners to leverage existing resources (e.g., grant matching). The City anticipates several strategic opportunities, including partnerships with faith-based partners to provide enhanced food pantry and shelter services; ways for leveraging the expertise of existing partners to improve administration of infrastructure projects; and partnerships with community volunteer organizations to offset costs of the City's new Housing Navigation Center. The City recognizes such strategic partnerships as essential as we enter the new Consolidated Plan term during a global public health crisis and its economic, social, and health impacts create significant need among Hayward residents and businesses.



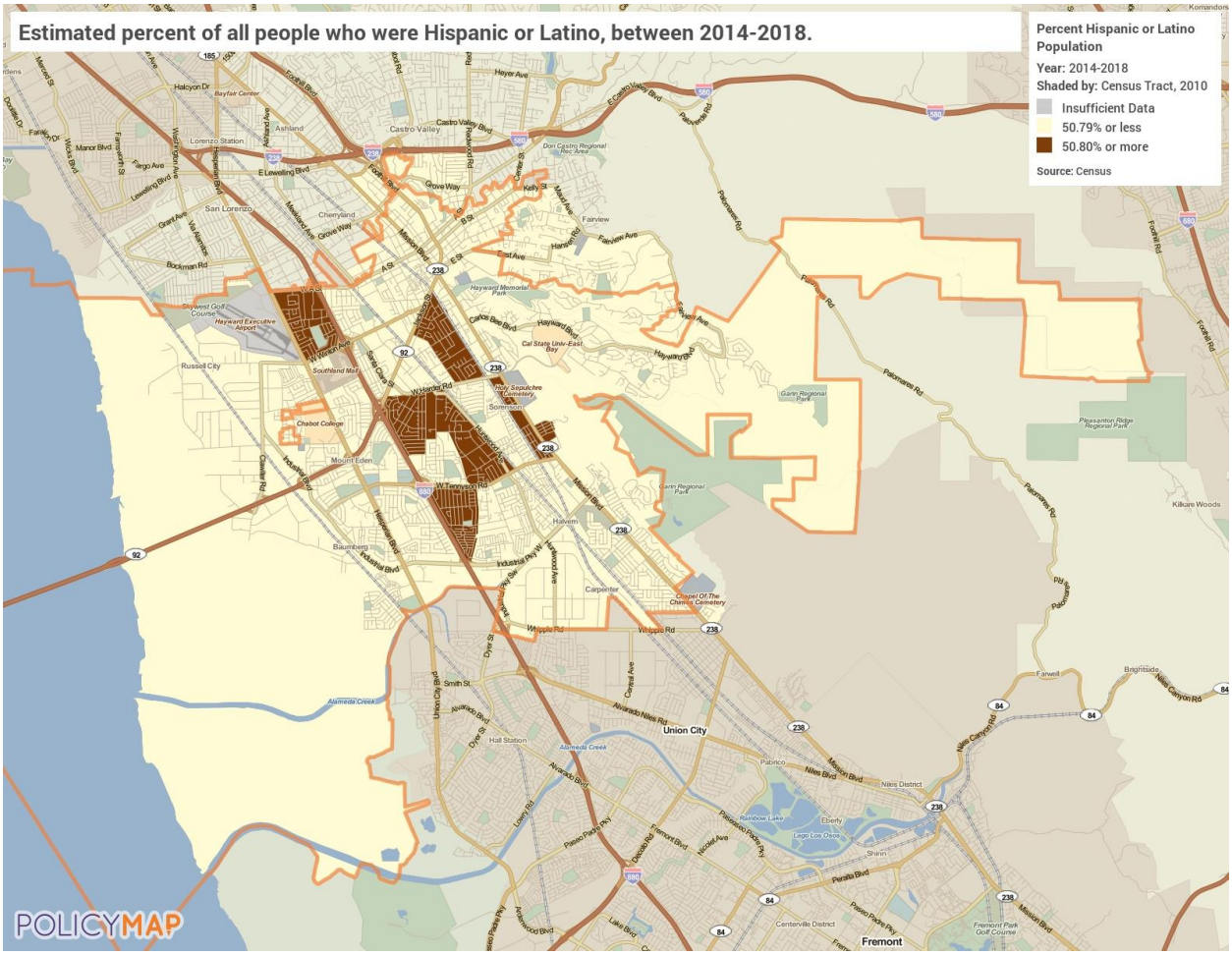
Concentration Black Population



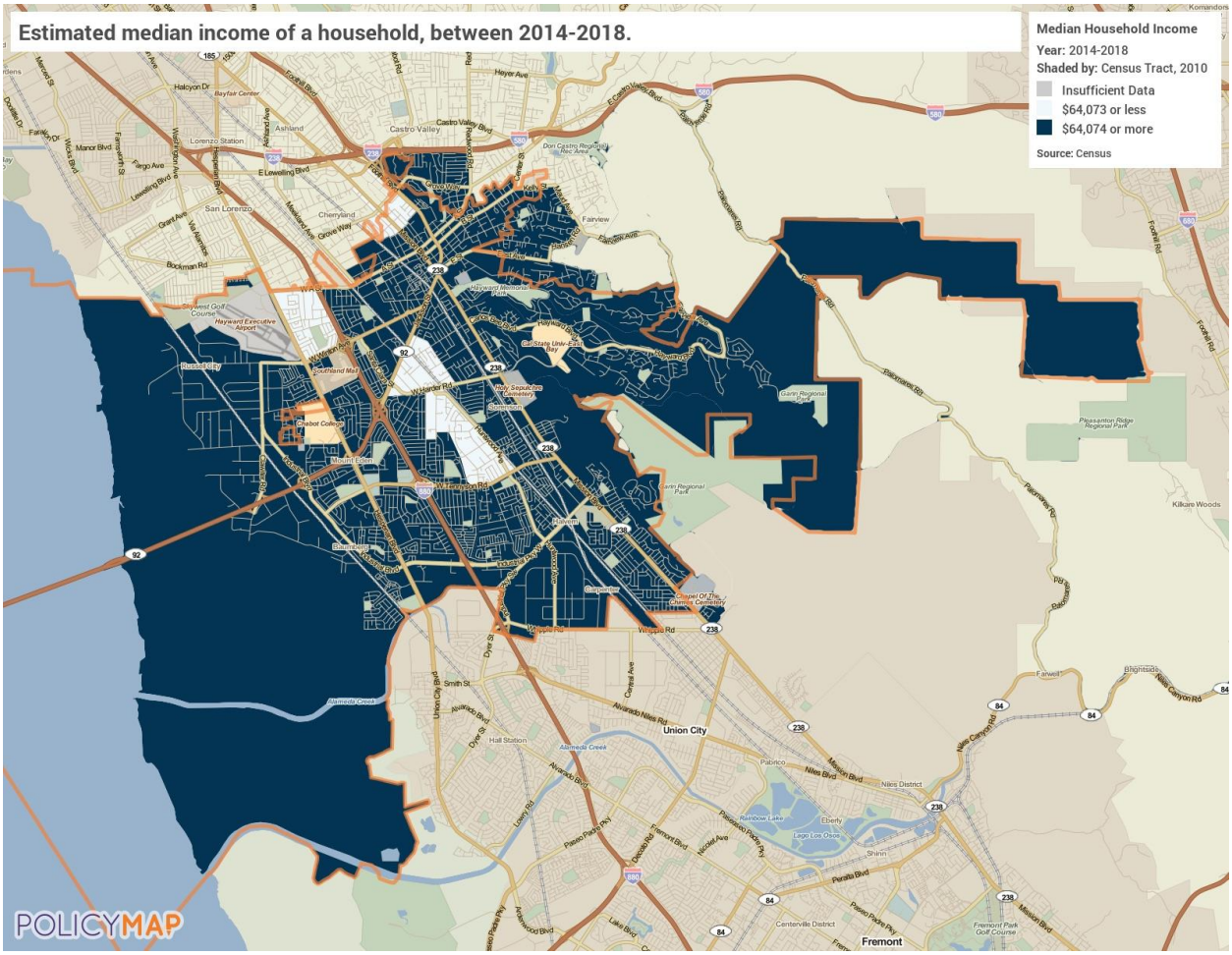
Concentration Asian Population



Concentration Some other race Population



Concentration Hispanic Population



Concentration of LMI Households

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impede its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

Hayward does not have significant gaps in broadband coverage. Most of the city has multiple options of internet providers, to include LMI areas. The average Hayward household has at least four (4) options for broadband-quality Internet service; however, an estimated 4,000 locals, a little over two percent (2%), still do not have access to more than one provider and may have to rely on low-grade wireless.

The following map shows broadband access throughout the City. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows four major infrastructure options within Hayward: cable and DSL, fiber, and fixed wireless.

See map below at the end of the section: Broadband Access

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

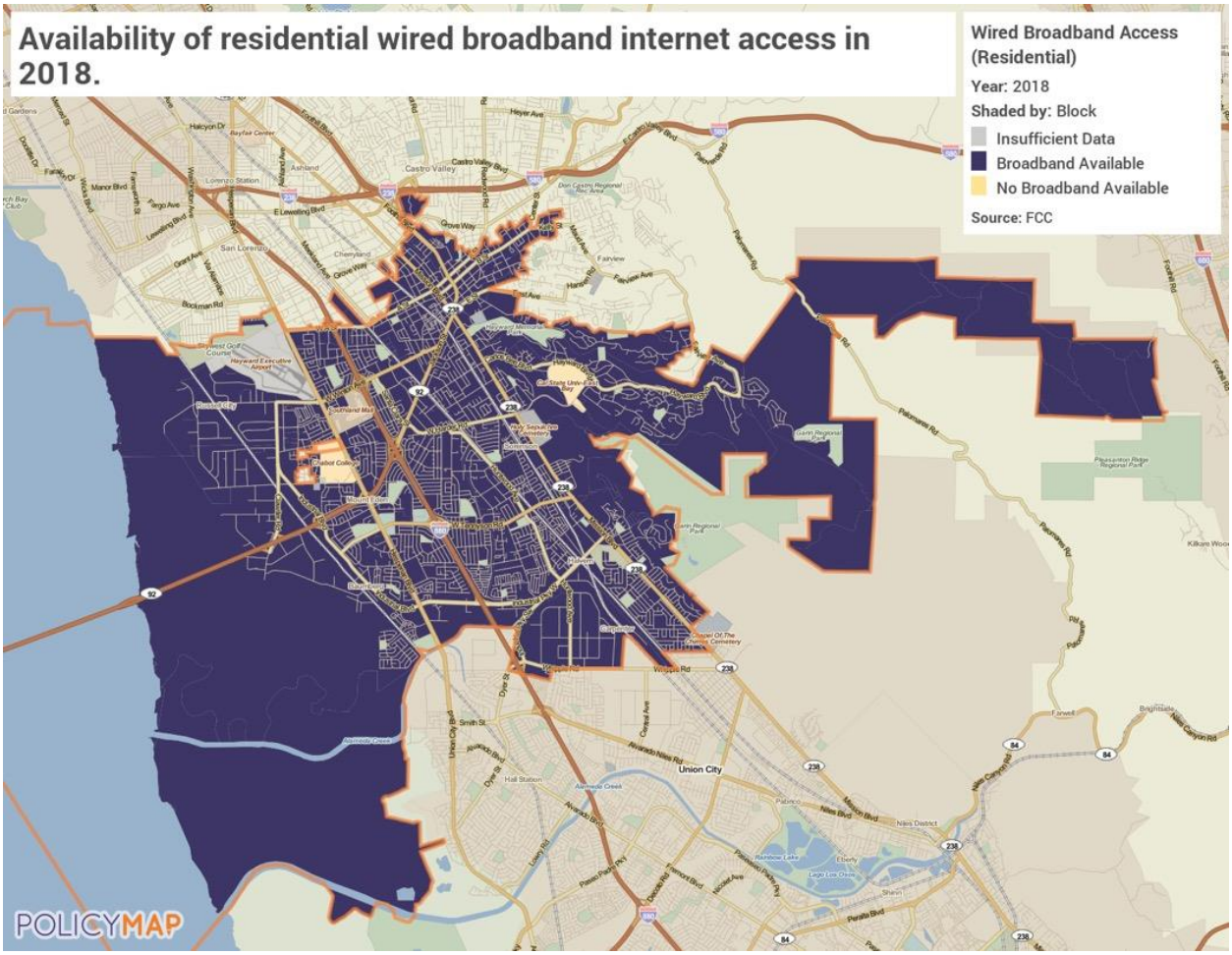
Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. Hayward has a total of eight (8) Internet providers offering residential service. AT&T (DSL) and Xfinity (Cable) are the strongest providers in Hayward so far as coverage. The average Hayward household has at least four (4) options for broadband-quality Internet service. These providers frequently overlap around the city:

- AT&T Internet (DSL and Fiber)
- Xfinity (Cable)
- Earthlink (DSL and Fiber)
- Etheric Network (Fixed Wireless)

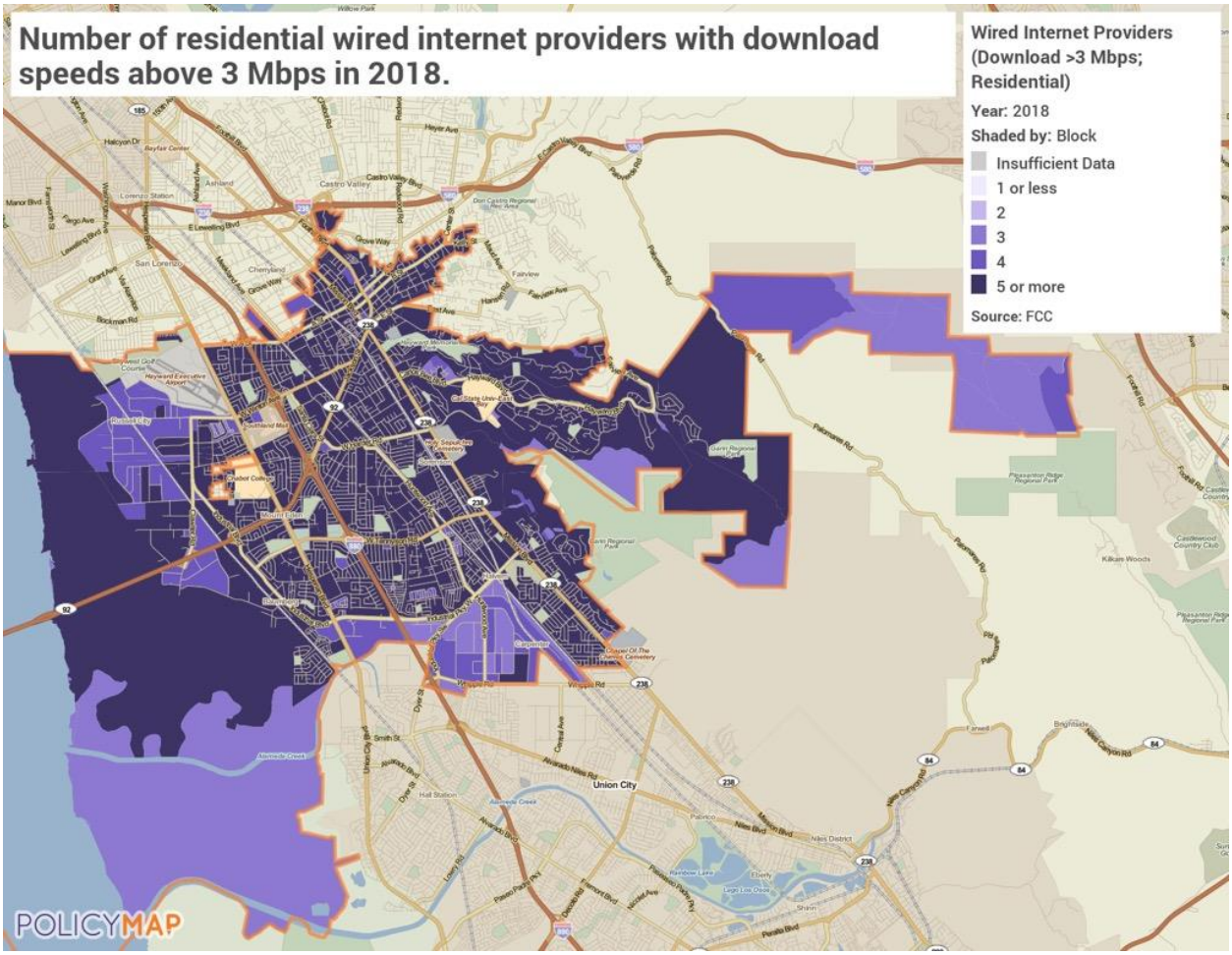
- Sonic (DSL)
- Cruzio Internet (Fixed Wireless)
- Viasat Internet (formerly Exede)(Satellite)
- HughesNet (Satellite)

The following map shows the number of broadband service providers by census tract. Most of the city has at least four (4) options of high-speed internet with competitive providers, though there are some tracts with lower populations that only have access to one provider.

See map below at the end of the section: Highspeed Internet Providers



Broadband Access



Highspeed Internet Providers

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Hayward has historically been prone to various natural hazard events including earthquakes, flooding, hail, thunderstorm winds, and others. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe storms or droughts—are often most significant for vulnerable communities. The City is located near the coast and is impacted by primary effects. By the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and increased risk of wild fire. These environmental changes may eventually lead people away from the coast. However, coastal populations have historically continued to see an increase in population from year to year. An increase of people may drive up housing costs, reduce the availability of jobs, and tax resources, while a decrease in population could cause labor shortages, decrease in competition for services, driving up costs and reducing quality, and reduced resources for locals. Coastal areas must continue to address their geographic challenges by anticipating, planning, and adapting to risks from flooding, sea level rise, and storm surge.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes.

The City of Hayward strives to inform and prepare the general public for multi-hazard mitigation. There are online venues (including the City website and social media pages, the City Fire Department website and social media pages, Alameda County website, and the NorCal VOAD website and Facebook page) that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

In January 2020, the City of Hayward adopted a city-wide Strategic Roadmap based on wide-ranging community and staff outreach. The Strategic Roadmap articulates the vision for the City in 2024, describing a Hayward that is:

- Growing in population and stature
- Attracting new, higher-paying jobs enabling residents to live and work in the same community
- Providing healthy, complete communities with stable and affordable housing, safe streets, excellent schools, and inclusive neighborhoods
- Leading in climate resilience, reducing its carbon footprint, improving sustainable practices, increasing green spaces, reducing its reliance on cars and roads, and preparing residents to face the impacts of climate change
- Recruiting, retaining, and celebrating employees from diverse backgrounds who feel their work aligns with City priorities

The Strategic Roadmap articulates six strategic priorities for the City as it advances toward its 2024 vision:

- Preserve, Protect, and Produce Housing
- Grow the Economy
- Combat Climate Change
- Improve Infrastructure
- Improve Organizational Health
- Support Quality of Life

Along with the extensive community outreach and engagement that guided the development of the Strategic Roadmap, the City also conducted a Community Needs Assessment in 2019, which relied on input from community members, staff from community based organizations serving the City's most vulnerable residents, and Council and City staff.

Together, findings from the Community Needs Assessment and Strategic Roadmap were integrated to identify the following priority need areas for the 2020-2024 Consolidated Plan:

- Preserve, Protect, and Produce Housing Stock
- Expand & Improve Public Infrastructure & Facilities
- Public Services & Quality of Life Improvements

- Economic Development

The Priority Areas and City Strategic Roadmap Priority Matrix summarizes the alignment between priorities of the City's Strategic Roadmap and Consolidated Plan.

Overview

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		Consolidated Plan Priority Needs			
		Preserve, Protect, and Produce Housing Stock	Expand & Improve Public Infrastructure & Facilities	Public Services & Quality of Life Improvements	Economic Development
Strategic Roadmap Priority Areas	Preserve, Protect, and Produce Housing	X			X
	Grow the Economy		X	X	X
	Combat Climate Change	X		X	X
	Improve Infrastructure		X		X
	Improve Organizational Health				X
	Support Quality of Life	X		X	

Priority Areas and City Strategic Roadmap Priority Matrix

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

Geographic Area

Table 138 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Hayward is committed to creating a community in which all residents have access to the housing, services, and resources they need to thrive. Allocation of CDBG funds focuses on serving low- and moderate-income residents to ensure that they have the same access to opportunities as their neighbors. The City does not allocate funding strictly based on geographic boundaries. Activities are funded based on feasibility and eligibility and participants of funded programs are identified based on eligibility, not where they live in Hayward. However, the City does recognize that some areas of Hayward are historically underserved and encourages applicants for funding to ensure individuals in those lower-income Census tracts are included in service provision.

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

Priority Needs

Table 139 – Priority Needs Summary

1	**Priority Need Name**	Expand/Improve Public Infrastructure & Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	1A. Facility & Infrastructure Access & Capacity
	Description	Expand and improve public infrastructure through activities for LMI persons and households. Improve access to public facilities that will benefit LMI persons and households. Funds will be used to improve public facilities such as recreational parks and community centers.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need to Expand/Improve Public Infrastructure & Facilities was identified. Adequate public facilities and infrastructure improvements are essential to addressing the needs of the LMI population, including the homeless, elderly and disabled. Facilities and improvements include neighborhood/community centers, improved road infrastructure and the installation of ADA curb cuts and sidewalks for safety in LMI areas.
2	**Priority Need Name**	Preserve, Protect, and Produce Housing Stock
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	

	Associated Goals	2A. Preserve Existing Homeownership Housing 2B. Develop New Affordable Housing
	Description	The City will "Preserve, Protect, and Produce Housing Stock." Homeowner housing rehabilitation, rental housing rehabilitation, and increased homeownership opportunities remains one of the highest priorities in the jurisdiction.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need to Preserve & Develop Affordable Housing was identified. Through the needs assessment housing cost burden is by far the largest housing problem in the jurisdiction.
3	**Priority Need Name**	Public Services & Quality of Life Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children 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	3A. Provide Supportive Services for Special Needs 3B. Provide Vital Services for LMI Households
	Description	Provide supportive services for LMI households and also the special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health, seniors, and youth.

	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for Public Services for LMI and Special Needs was identified. Public Services offered by the city and partner non-profit organizations provide for vital and essential services for LMI households and families throughout the jurisdiction. Public services will also help to enhance education and improve living situations of LMI individuals and households in the jurisdiction.
4	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	4A. Provide for Small Business Assistance
	Description	Provide for economic development opportunities that will help assist small businesses. Economic development initiatives that provide assistance for local businesses will include help for small businesses (micro-enterprises) and minority and women owned business enterprises.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for economic development opportunities was identified. Unemployment and economic opportunities vary throughout the jurisdiction and the city will work to assist LMI areas with economic development opportunities.

Narrative (Optional)

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

Introduction

The City of Hayward is a CDBG Entitlement city and also receives HOME funds as a member of the Alameda County HOME consortium. Currently, the City does not receive any Emergency Solutions Grant (ESG) or HOPWA funding.

In addition to funds provided by the CDBG and HOME programs, the City of Hayward will utilize local, county and state resources to facilitate Community Development Block Grant goals of expanding and improving public infrastructure and facilities; preserving, protecting, and producing housing stock; providing public services and quality of life improvements; and increasing economic development.

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.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,533,488	390,150	337,044	2,260,682	6,133,952	CDBG funds will be used to support projects that address the community and economic development objectives identified in the FY 2020-2024 Consolidated Plan. The annual allocation is the corrected CDBG allocation for 2020.

Table 140 - 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 will contribute General Fund dollars to provide additional social and public services to align with priority needs and goals. 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 will align with Council priorities and the City's Strategic Roadmap. The Measure B allocation will allow the City to address the transportation needs of seniors and residents with disabilities. Finally, the City will use a state grant intended to reduce recidivism for individuals with a history of justice involvement and behavioral health issues to support funding for the Housing Navigation Center, which was developed partially through prior year's CDBG 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

N/A

Discussion

In January 2020, the City of Hayward adopted a city-wide Strategic Roadmap based on wide-ranging community and staff outreach. Community Services staff used the priorities from the Strategic Roadmap to identify the goals of expanding and improving public infrastructure and facilities; preserving, protecting, and producing housing stock; providing public services and quality of life improvements; and increasing economic development.

The City also uses CDBG funds to support housing-related activities including housing counseling and fair housing services, which are allocated through a non-competitive process. Social service programs that address non housing-related needs may receive allocations from the above-described Social Services funding, based on the City's Community Services Commission funding recommendations and Council approval.

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	
ALAMEDA COUNTY FOOD BANK	Non-profit organizations	Non-homeless special needs Public Housing	
ALZHEIMER'S SERVICES OF THE EAST BAY	Non-profit organizations	Non-homeless special needs public services	
A-Para Transit	Private Industry	Non-homeless special needs public services	
BUILDING OPPORTUNITIES FOR SELF SUFFICIENCY	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	
Centro legal de la Raza	Non-profit organizations	Homelessness Non-homeless special needs public services	
City of Hayward	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public services	
Community Child Care Council (4-Cs) of Alameda County	Non-profit organizations	Economic Development Non-homeless special needs	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
COMMUNITY RESOURCES FOR INDEPENDENT LIVING	Non-profit organizations	Non-homeless special needs Rental public services	
Downtown Streets Team	Non-profit organizations	Homelessness Non-homeless special needs	
East Bay Agency for Children	Non-profit organizations	Non-homeless special needs public services	
ECHO HOUSING	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	
Eden I&R	Non-profit organizations	Non-homeless special needs public services	
EDEN UNITED CHURCH OF CHRIST	Community/Faith-based organization	Non-homeless special needs public facilities	
EDEN YOUTH AND FAMILY CENTER	Non-profit organizations	Non-homeless special needs public facilities	
Family Violence Law Center	Non-profit organizations	Homelessness Non-homeless special needs public facilities	
FRIENDS OF HAYWARD	Community/Faith-based organization	Non-homeless special needs neighborhood improvements	
FUNCTIONAL ZERO	Non-profit organizations	Homelessness	
Habitat for Humanity East Bay	Non-profit organizations	Non-homeless special needs public facilities	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Hayward Adult School	Public institution	Non-homeless special needs public services	
SUN GALLERY	Non-profit organizations	Non-homeless special needs public services	
HAYWARD AREA HISTORICAL SOCIETY	Non-profit organizations	Non-homeless special needs neighborhood improvements	
HORIZON SERVICES	Non-profit organizations	Non-homeless special needs public services	
Housing and Economic Rights Advocates	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	
International Institute of the Bay Area	Non-profit organizations	Non-homeless special needs public services	
LA FAMILIA COUNSELING SERVICES	Non-profit organizations	Homelessness Non-homeless special needs public services	
LEGAL ASSISTANCE FOR SENIORS	Non-profit organizations	Homelessness Non-homeless special needs public services	
LIFE ELDERCARE	Non-profit organizations	Non-homeless special needs public services	
LOVE NEVER FAILS	Non-profit organizations	Economic Development Non-homeless special needs	
PACIFIC CHAMBER ORCHESTRA	Non-profit organizations	Non-homeless special needs public services	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
REBUILDING TOGETHER	Non-profit organizations	Non-homeless special needs public services	
Ruby's Place	Non-profit organizations	Homelessness Non-homeless special needs public services	
SAFE ALTERNATIVES TO VIOLENT ENVIRONMENTS (SAVE)	Non-profit organizations	Non-homeless special needs public services	
South Hayward Parish	Community/Faith-based organization	Homelessness Non-homeless special needs public services	
SPECTRUM COMMUNITY SERVICES	Non-profit organizations	Non-homeless special needs public services	
ST ROSE HOSPITAL FOUNDATION	Non-profit organizations	Non-homeless special needs public services	
TIBURCIO VASQUEZ HEALTH CENTER	Non-profit organizations	Non-homeless special needs public services	
TRI-CITY HEALTH CENTER	Non-profit organizations	Non-homeless special needs public services	

Table 141 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Hayward has a strong network of community-based organizations (CBOs) that are collaborative, innovative, and provide a variety of services to meet the needs of the City's most vulnerable. The most significant gap in the current system, as with systems across the Bay Area, is affordable housing. While many strong CBOs exist to provide supportive services to homeless and unstably housed residents, the system still lacks sufficient affordable housing units and shelter beds. In November 2019 the City opened its first Housing Navigation Center, which has helped address this gap; however, despite the 45 new beds and initial success moving individuals to permanent housing, the need persists.

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

Table 142 - 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)

Through its annual funding process, the City of Hayward funds family shelters, domestic violence shelters, homeless outreach, medical services, counseling services, legal services, and employment and life skills.

In November 2019, the City of Hayward opened its first Housing Navigation Center, just ten months after being approved by the Hayward City Council. The Housing Navigation Center provides temporary, short-term shelter to 45 individuals and intensive housing navigation services to move individuals into permanent housing.

The Newcomer Navigation Center is in development currently and is a Navigation Center for unaccompanied immigrant youth and children in migrant families.

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 City of Hayward continues to provide services within the following framework: prevent homelessness from ever happening, compassionately respond to homelessness, and quickly move people from homelessness into permanent housing. In January of 2020, the City adopted a three-year strategic roadmap comprised of five key priority areas. One of these areas was Preserve, Produce, and Protect Housing for All. As part of this priority area, the City has plans to develop a five-year strategic plan to end homelessness. The City's homelessness reduction strategic plan must now also address the new economic and social landscape created from the COVID-19 crisis. The homelessness reduction strategic plan will aim to better map out the existing services in Hayward and where the City's biggest needs are.

One challenge particularly poignant in the San Francisco Bay Area is the high cost of living as well as the high cost of construction. High construction costs create challenges in affordable housing development, and high cost of living make it challenging to utilize market rate housing for the very low and extremely low-income populations.

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 City's upcoming homelessness reduction strategic plan will provide a clearer assessment of the strengths and gaps in the City's homeless service system, as well as tangible solutions for how to aggressively respond to this regional crisis. The City is proud to have housing and homelessness as one of its top priorities for the next five years. As evidenced by the quick development of the Housing Navigation Center, the City is willing to dedicate staff time and resources to provide solutions to this crisis.

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	1A. Facility & Infrastructure Access & Capacity	2020	2024	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: $1,785,834	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100000 Persons Assisted
2	2A. Preserve Existing Homeownership Housing	2020	2024	Affordable Housing		Preserve, Protect, and Produce Housing Stock	CDBG: $1,101,589	Homeowner Housing Rehabilitated: 225 Household Housing Unit
3	2B. Develop New Affordable Housing	2020	2024	Affordable Housing		Preserve, Protect, and Produce Housing Stock	CDBG: $1,101,589	Rental units constructed: 200 Household Housing Unit
4	3A. Provide Supportive Services for Special Needs	2020	2024	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: $873,138	Public service activities other than Low/Moderate Income Housing Benefit: 2750 Persons Assisted
5	3B. Provide Vital Services for LMI Households	2020	2024	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: $873,138	Public service activities other than Low/Moderate Income Housing Benefit: 2750 Persons Assisted
6	4A. Provide for Small Business Assistance	2020	2024	Non-Housing Community Development		Economic Development	CDBG: $2,659,346	Jobs created/retained: 25 Jobs Businesses assisted: 140 Businesses Assisted

Table 143 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A. Facility & Infrastructure Access & Capacity
	Goal Description	Expand public infrastructure and access to public infrastructure and facilities through development activities for LMI persons and households. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance. Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
2	**Goal Name**	2A. Preserve Existing Homeownership Housing
	Goal Description	Provide for owner occupied housing rehabilitation in target areas of the jurisdiction. These activities will benefit LMI households.
3	**Goal Name**	2B. Develop New Affordable Housing
	Goal Description	There is a need to increase the number of affordable rental units, through activities such as acquisition of new properties, demoltion of old properties for the purpose of creating opportunities for new affordable development, and other forms of support to affordable housing developers.
4	**Goal Name**	3A. Provide Supportive Services for Special Needs
	Goal Description	Provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households.
5	**Goal Name**	3B. Provide Vital Services for LMI Households
	Goal Description	Provide supportive services for low- to moderate-income households in the jurisdiction. Public services will include: fair housing awareness, crime prevention programs, case management for emergency assistance, employment programs, and health programs.

6	**Goal Name**	4A. Provide for Small Business Assistance
	Goal Description	Provide economic development support using funds to assist small businesses in the jurisdiction.

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's HOME funds will be used for affordable housing development projects and Tenant-Based Rental Assistance (TBRA) through Project Independence, a TBRA program that provides housing subsidies to transition-age youth (TAY) as part of a wrap-around service model in which they receive case management and other supportive services. The City estimates that during the duration of this Consolidated Plan, approximately 150 low to moderate income TAY will receive support through the HOME-funded Project Independence.

For the first year of the Consolidated Plan, the 2020 Action Plan, the City plans to allocate additional HOME funds to TBRA in response to the COVID-19 pandemic.

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

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

While the Federal Government banned the use of lead-based paint in 1978, many homes built prior to that 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 37,359 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.

The City's Housing Rehabilitation Program is administered in partnership with local nonprofits. As required by the EPA, these providers must be trained by an approved trainer to become an EPA-certified renovator, who are authorized to perform work. When rehabilitating older housing, built before 1978, precautions are made to limit construction workers and homeowners' exposure to lead from lead-based paint. Work performed is in compliance with new Federal lead-based paint requirements and follow lead-safe work practices. Lead safety information is provided, including but not limited to the following resources:

- EPA information about Lead in Paint, Dust and Soil
- HUD's Office of Healthy Homes and Lead Hazard Control
- CDC's Childhood Lead Poisoning Prevention Program
- Coalition to End Childhood Lead Poisoning

Although many of the HOME-assisted properties are newer construction which do not contain lead-based paint, all properties acquired or rehabilitated with HOME funds must also have a lead-based paint risk assessment and the appropriate abatement measures must be performed. City staff conducts annual on-site monitoring inspections to verify that HOME-funded properties are in compliance with HOME, state, and local property standards, including regulations related to the control and abatement of lead-based paint. Additionally, during the inspections, tenants' leases are reviewed to verify that lead-based paint provisions are included and acknowledged by both the property and tenant.

The City provides information on general housing law compliance and regularly conducts housing inspections as part of the annual rental program. City staff responds to any public complaints regarding California Health and Safety Code violations, which includes Sec. 17921 of the California Health and Safety Code for lead-based paint concerns. Furthermore, the City is currently partnering with Alameda County Healthy Homes Department to develop a more robust lead-based training program.

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 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.

The City is working with local partners to extenuate the risk of lead-based paint exposure in housing units by providing funding to mitigate lead-based paint as part of the overall rehabilitation of rental and owner-occupied properties. In addition, as the City continues to partnership with Alameda County Healthy Homes Department to find ways to refine the lead-based training program, new housing policies and procedures may emerge.

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

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

Several priorities in the City's Strategic Roadmap are intended to combat poverty and improve quality of life. As such, the priority needs and goals identified in this Consolidated Plan align with the City's Roadmap and are intended to reduce the number of poverty-level families.

The City believes strongly in the need for regional collaboration and partnership in order to reduce the number of poverty-level families living in Hayward. In addition to working closely with local and regional community-based organizations (CBOs), many of whom are subrecipients of CDBG funds, the City also participates in partnerships with Hayward Unified School District; California State University, East Bay; Chabot College; Hayward Area Recreation and Park District; regional economic development boards and councils; and Everyone Home, the County's Continuum of Care network. Through these partnerships, the City focuses on improving opportunities and outcomes for low-income families, youth, individuals and families in need of shelter, older adults and adults with disabilities, newcomers, and other groups who need shelter, prevention, and intervention services and activities to improve their lives and combat poverty.

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

City staff promote communication and collaboration across internal City divisions and with external partners at the local, regional, and state levels. As such, the priorities, goals, and related projects and activities in this plan are developed in consideration of community needs and existing local and regional efforts to create more affordable housing opportunities.

Affordable housing priority needs and goals for this Consolidated Plan align with the Alameda County HOME Consortium's plan to ensure regional collaboration on program and policy efforts.

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:

5. **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.
6. **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.
7. **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.
8. **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.
9. **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.
10. **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.

Expected Resources

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

Introduction

The City of Hayward is a CDBG Entitlement city and also receives HOME funds as a member of the Alameda County HOME consortium. Currently, the City does not receive any Emergency Solutions Grant (ESG) or HOPWA funding.

In addition to funds provided by the CDBG and HOME programs, the City of Hayward will utilize local, county and state resources to facilitate Community Development Block Grant goals of expanding and improving public infrastructure and facilities; preserving, protecting, and producing housing stock; providing public services and quality of life improvements; and increasing economic development.

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.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,533,488	390,150	337,044	2,260,682	6,133,952	CDBG funds will be used to support projects that address the community and economic development objectives identified in the FY 2020-2024 Consolidated Plan. The annual allocation is the corrected CDBG allocation for 2020.

Table 144 - 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 will contribute General Fund dollars to provide additional social and public services to align with priority needs and goals. 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 will align with Council priorities and the City's Strategic Roadmap. The Measure B allocation will allow the City to address the transportation needs of seniors and residents with disabilities. Finally, the City will use a state grant intended to reduce recidivism for individuals with a history of justice involvement and behavioral health issues to support funding for the Housing Navigation Center, which was developed partially through prior year's CDBG funding.

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

In January 2020, the City of Hayward adopted a city-wide Strategic Roadmap based on wide-ranging community and staff outreach. Community Services staff used the priorities from the Strategic Roadmap to identify the goals of expanding and improving public infrastructure and facilities; preserving, protecting, and producing housing stock; providing public services and quality of life improvements; and increasing economic development.

The City also uses CDBG funds to support housing-related activities including housing counseling and fair housing services, which are allocated through a non-competitive process. Social service programs that address non housing-related needs may receive allocations from the above-described Social Services funding, based on the City's Community Services Commission funding recommendations and Council approval.

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 145 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A. Facility & Infrastructure Access & Capacity
	Goal Description	Expand public infrastructure and access to public infrastructure and facilities through development activities for LMI persons and households. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance. Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
2	**Goal Name**	2A. Preserve Existing Homeownership Housing
	Goal Description	Provide for owner occupied housing rehabilitation in target areas of the jurisdiction. These activities will benefit LMI households.
3	**Goal Name**	2B. Develop New Affordable Housing
	Goal Description	Acquire new and demolish old properties for the purpose of creating opportunities for new affordable development.

4	**Goal Name**	3A. Provide Supportive Services for Special Needs
	Goal Description	Provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households.
5	**Goal Name**	3B. Provide Vital Services for LMI Households
	Goal Description	Provide supportive services for low- to moderate-income households in the jurisdiction. Public services will include: fair housing awareness, crime prevention programs, case management for emergency assistance, employment programs, and health programs.
6	**Goal Name**	4A. Provide for Small Business Assistance
	Goal Description	Provide economic development support using funds to assist small businesses in the jurisdiction.

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 for funding in each project (excluding administration and the City's fair housing activities) 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	CDBG: Administration (20%)
2	CDBG: Public Facilities & Infrastructure
3	CDBG: Public Services (15%)
4	CDBG: Housing Programs
5	CDBG: Economic Development

Table 146 – Project Information

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

Allocation priorities align with Council's Strategic Roadmap. As directed by Council, CDBG Public Services will be focused on housing/homelessness and the creation of economic and educational opportunity for poverty-level families, with a focus on helping individuals, families, and local businesses recover from the COVID-19 pandemic.

These goals are broad in nature and capture a range of community impacts that occur as a result of CDBG funded activities. The City makes every attempt to follow these goals when distributing the annual allocation of CDBG funds from HUD. Funding allocations for the 2020 program year focus on increasing economic development opportunities for those in need, providing public services, improving public infrastructure and public facilities, and increasing and maintaining the affordable housing supply in Hayward. Through guidance from the City's Community Services Commission and City Council, many activities funded within each of these projects are intended to reinforce these goals as individuals, families, and businesses deal with the economic, health, and social impacts of COVID-19.

The City anticipates that the COVID-19 pandemic will continue to be a significant obstacle in addressing unmet needs among the City's most vulnerable. The City will work closely with its community partners to identify resources and other funding sources that can be leveraged to further address the goals in this plan while responding to increased need resulting from COVID-19.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG: Administration (20%)
	Target Area	
	Goals Supported	1A. Facility & Infrastructure Access & Capacity 2A. Preserve Existing Homeownership Housing 2B. Develop New Affordable Housing 3A. Provide Supportive Services for Special Needs 3B. Provide Vital Services for LMI Households 4A. Provide for Small Business Assistance
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities Preserve, Protect, and Produce Housing Stock Public Services & Quality of Life Improvements Economic Development
	Funding	CDBG: $306,511
	Description	Citywide administration of the CDBG program in PY 2020.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	staff salaries, planning, general admin
	Project Name	CDBG: Public Facilities & Infrastructure

2	**Target Area**	
	Goals Supported	1A. Facility & Infrastructure Access & Capacity
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities
	Funding	CDBG: $500,000
	Description	The City will improve and expand access to public infrastructure through development activities for LMI persons and households. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance. The City will also expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20,000 LMI individuals and families, including those with special needs (e.g., homeless individuals, victims of domestic abuse, individuals with disabilities) will be assisted through improved access to and capacity of public facilities and public infrastructure.
	Location Description	Activites will occur city-wide.
	Planned Activities	neighborhood facilities, public facilites, infrastructure
3	**Project Name**	CDBG: Public Services (15%)
	Target Area	
	Goals Supported	3A. Provide Supportive Services for Special Needs 3B. Provide Vital Services for LMI Households
	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	CDBG: $247,085

	Description	The City will work to provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,100 LMI individuals and families, including those with special needs (e.g., homeless individuals, victims of domestic abuse, individuals with disabilities) will be assisted through the provision of vital and supportive services.
	Location Description	Activities will occur city-wide.
	Planned Activities	public service programs (elderly & homeless)
4	**Project Name**	CDBG: Housing Programs
	Target Area	
	Goals Supported	2A. Preserve Existing Homeownership Housing 2B. Develop New Affordable Housing
	Needs Addressed	Preserve, Protect, and Produce Housing Stock
	Funding	CDBG: $726,302
	Description	Provide for owner occupied housing rehabilitation in target areas of the jurisdiction. The City will also acquire new and demolish old properties to create opportunities for new affordable development. These activities will benefit LMI households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	LMI individuals and families will be assisted through home rehabilitation projects in approximately 45 housing units.

	Location Description	Activities will occur city-wide.
	Planned Activities	housing rehab, acquisition and demolition
5	**Project Name**	CDBG: Economic Development
	Target Area	
	Goals Supported	4A. Provide for Small Business Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: $480,784
	Description	The City will provide economic development support using funds to assist small businesses in the jurisdiction. Activities will include small business grants, and employment programs to create or retain permanent jobs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 28 businesses will be assisted and 5 jobs created or retained.
	Location Description	Activities will occur city-wide.
	Planned Activities	Small Business Assistance Program (façade improvement program, small business grants, employment programs to create or retain permanent jobs), and training and technical assistance for small businesses.

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

Allocation of CDBG funds focuses on serving low- and moderate-income residents to ensure that they have the same access to opportunities as their neighbors. The City does not allocate funding strictly based on geographic boundaries. The City does recognize that some areas of Hayward are historically underserved and encourages applicants for funding to ensure individuals in those lower-income Census tracts are included in service provision.

Geographic Distribution

Target Area	Percentage of Funds

Table 147 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Activities are funded based on feasibility and eligibility and participants of funded programs are identified based on eligibility, not where they live in Hayward.

Discussion

Hayward is committed to creating a community in which all residents have access to the housing, services, and resources they need to thrive. Through funding activities that meet the needs of the most vulnerable, the City enables its trusted community partners who possess deep and often personal, lived experience understanding, to meet the most vulnerable where they are at throughout the City.

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

Introduction

The City of Hayward will be undertaking and funding several programs throughout FY 2020-2021 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. Particular focus will be paid to actions that address the increased needs of the community resulting from the COVID-19 emergency.

Actions planned to address obstacles to meeting underserved needs

Providing services for populations with underserved needs is a high priority for the City of Hayward, understanding that increased access to services can prevent these individuals from becoming homeless, increases quality of life and opportunity, and supports the City's anti-poverty strategy. In FY 2020-2021, the City will utilize its General Fund to provide direct resources while participating with other jurisdictions to jointly fund non-housing service-enriched projects that benefit Hayward residents with special needs. The City will also work to leverage all available local, state, federal, and private funds to respond to the increased need of Hayward residents as a result of the COVID-19 pandemic.

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 address housing discrimination. Sub-recipient housing counselors will investigate then intervene or mediate fair housing complaints and conduct a fair housing audit to determine where future local efforts and strategies should be focused. The City will foster the current relationships with non-profit housing development organizations such as Eden Housing and Allied Housing to leverage those relationships into new affordable housing opportunities. Additionally, in response to the significant economic impact of COVID-19 and the increased risk of displacement among individuals and families unable to pay rent, Hayward will provide temporary rental assistance to individuals at or below 80% AMI with significant rent burden in the form of one-time payments made by a partner non-profit agency directly to landlords on behalf of qualifying tenants.

Actions planned to reduce lead-based paint hazards

Per 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 implement the lead regulations affecting property rehabilitation with CDBG funds. The EPA's 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 the regulations.

Actions planned to reduce the number of poverty-level families

A key component of the City of Hayward's anti-poverty strategy is to collaborate 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 collaborate with number of these public partners and fund non-profit organizations in implementing innovative programs to meet these needs.

A key example of this strategy is the Family Education Program (FEP) which 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.

Other examples include activities that promote economic development, such as the Love Never Fails IT business training for LMI victims of domestic violence or trafficking, or the Community Child Care Council's Child Care (4 C's) Initiative Project, which provides licensing training and resources for small home-based childcare providers.

Further, Hayward's targeted efforts at responding to the COVID-19 will focus on increasing food security and providing public services to prevent and address homelessness for those at the greatest risk of displacement and contracting the disease.

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. 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, soliciting and evaluating applications for CDBG funding, and allocating resources. 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.

The executive leadership of the City of Hayward is committed to a well-trained and cross-trained workforce that provides opportunity for succession planning and talent development. Cross department working groups and initiatives allow for a greater understanding of available resources and skill sets, as well as breaking down silos that are often an issue in government accountability. Staff has

received Results Based Accountability training, are well versed in the Lean Innovation methodology, and recently received training from the Government Alliance on Racial Equity (GARE).

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 to reduce duplication of effort and to maximize the use of limited public resources. The City extends its efforts to 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 funds several non-profit organizations and programs using City General Funds for Social. These funds will supplement the FY 2020-2021 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.

Alameda County Measure B sales tax funds will be utilized to provide specialized transportation services to seniors and disabled individuals. Services are restricted to the sole provision of transportation services for the above referenced populations. While these funds are restricted, they provide an important tool in improving the lives our senior and disabled Hayward residents outside of federal dollars.

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	99,782
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:	**99,782**

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

Attachments

Citizen Participation Comments

2021-2025 Consolidated Plan Public Comment

Comments submitted electronically:

- Marjorie Rocha, ECHO Fair Housing
- Julie Machado, Friends of Hayward
- Frank Goulart, Friends of Hayward
- Ernesto Jr. Sarmiento, Downtown Streets Team
- Winda Shimizu, Hayward Arts Council

Comments made during May 19, 2020, work session:

- Lolita Morelli, Hayward Municipal Band
- Arzo Mehdavi, Community Services Commission
- Lisa Malul, Rebuilding Together Oakland
- Alicia Lawrence, Community Services Commission

OFFICIAL NOTICE OF PUBLIC HEARING

DATE: Tuesday, June 23, 2020
MEETING: Hayward City Council
TIME: 7:00 p.m.
LOCATION: City Hall Council Chambers
777 B Street
Hayward CA 94541-5007

NOTICE IS HEREBY GIVEN that the Hayward City Council will hold a Public Hearing on Tuesday, June 23, 2020 at the hour of seven o'clock (7:00) p.m., or as soon thereafter as the same may be heard, at the location noted above, regarding the following items:

ALLOCATION OF FISCAL YEAR 2020-21 FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS, WHICH FORM THE SUBSTANTIVE PART OF THE FISCAL YEAR 2020-21 ONE YEAR ACTION PLAN.

APPROVAL OF THE FISCAL YEARS 2021-2025 FIVE YEAR CONSOLIDATED PLAN AND FISCAL YEAR 2020-21 ONE YEAR ACTION PLAN.

ALLOCATION OF CITY OF HAYWARD FISCAL YEAR 2020-21 COMMUNITY AGENCY GRANTS INCLUDING SOCIAL SERVICES AND ARTS/MUSIC.

To comply with the Federal requirements in the preparation of the Consolidated Plan, the City of Hayward will hold a public comment period beginning May 18, 2020 and ending June 24, 2020.

All interested persons are invited to attend the meeting to speak or offer written comments regarding the proposed FY 2020-21 CDBG, Social Services, and Music and Arts Allocations which will be included in the FY 2020-21 Action Plan, and the FY2021-25 Five Year Consolidated Plan. The public hearing will provide an opportunity for citizen participation and include the proposed allocations and the FY 2020-21 Action Plan and the FY2021-25 Five Year Consolidated Plan. Public comments on the draft Consolidated Plan (available after May 18 at https://www.hayward-ca.gov/your-government/departments/community-services-division) can be directed via email to Amy Cole-Bloom at amy.cole@hayward-ca.gov or 510-583-4252.

Should the City Council meeting need be conducted completely online due to COVID-19, remote participation instructions will be noted on the published agenda according to orders issued by the State of California and Alameda County Health Officer.

A copy of the staff report associated with the Public Hearing at City Council may be reviewed on the City's website at www.hayward-ca.gov. Staff reports are available the Friday before the City Council hearing.

FOR ADDITIONAL INFORMATION CONTACT:

Amy Cole-Bloom
Hayward City Hall
777 B Street, Hayward CA 94541-5007
(510) 583-4252
Amy.Cole@hayward-ca.gov

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on the subject of this notice, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. By Resolution No. 87-181 C.S., the City Council has imposed the 90-day time deadline set forth in C.C.P. Section 1094.6 for filing of any lawsuit challenging final action on an item which is subject to C.C.P. Section 1094.5

ASSISTANCE will be provided to those requiring accommodations for disabilities in compliance with Americans with Disabilities Act of 1990. Persons needing accommodation should contact the City Clerk's Office 48 hours in advance of the meeting at (510) 583-4400, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

Dated: May 15, 2020
Miriam Lens, City Clerk
City of Hayward

DR #6484229; May 15, 2020

AVISO OFICIAL DE AUDIENCIA PÚBLICA

FECHA: Martes, 23 de Junio de 2020
REUNION: Consejo Municipal de Hayward
HORA: 7:00 p.m.
UBICACIÓN: Ayuntamiento de la Ciudad de Hayward
Sala del Consejo
777 B Street
Hayward CA 94541-5007

SE HACE SABER que el Consejo Municipal de Hayward llevará a cabo una audiencia pública el Martes, 23 de Junio de 2020 a hora de las siete (7:00) pm, o tan pronto como se escuche la misma, en el lugar señalado anteriormente, en relación con los siguientes artículos:

ASIGNACIÓN DE LOS FONDOS FEDERALES RELACIONADOS CON EL SUBSIDIO DEL DESARROLLO COMUNITARIO (CDBG), QUE CONSTITUYEN LA PARTE SUSTANCIAL DEL PLAN DE ACCIÓN DEL AÑO FISCAL 2020-21.

APROBACIÓN DEL PLAN CONSOLIDADO DE CINCO AÑOS 2021-2025, Y PLAN DE ACCIÓN ANUAL DEL AÑO 2020-21.

ASIGNACIÓN DEL SUBSIDIO DE LA AGENCIA COMUNITARIA DE LA CIUDAD DE HAYWARD DEL AÑO FISCAL 2020-21, INCLUYENDO SERVICIOS SOCIALES Y ARTES/MÚSICA.

Para cumplir con los requisitos federales en la preparación del Plan Consolidado, la Ciudad de Hayward llevará a cabo un período de comentarios públicos a partir del 18 de Mayo de 2020 y concluirá el 24 de Junio de 2020.

Se invita a todas las personas interesadas a asistir a la audiencia para hablar u ofrecer comentarios con respecto a la propuesta AÑO FISCAL 2020-21 CDBG, Servicios Sociales, y Música y Artes.

Asignaciones que se incluirán en el Plan de Acción del Año Fiscal 2020-21, y en el Plan Consolidado de Cinco Años 2021-25. La audiencia pública brindará la oportunidad para la participación ciudadana e incluir las asignaciones propuestas y el Plan de Acción del Año Fiscal 2020-21 y el Plan Consolidado de Cinco Años 2021-25. Comentarios Públicos en el proyecto preliminar del Plan Consolidado (disponibles después del 18 de Mayo en https://www.hayward-ca.gov/your-government/departments/community-services-division) se pueden dirigir a Amy Cole-Bloom al amy.cole@hayward-ca.gov o 510-583-4252.

Encaso de que la junta del Consejo Municipal deba realizarse completamente en línea debido a COVID-19, las instrucciones de participación a distancia se anotarán en la agenda publicada consistente con órdenes del Estado de California y del Oficial de Salud del Condado de Alameda.

Una copia del informe del personal asociado con la Audiencia Pública en el Consejo Municipal puede revisarse en el sitio web de la Ciudad en www.hayward-ca.gov. Los informes del personal están disponibles el Viernes antes de la audiencia del Consejo Municipal.

PARA MÁS INFORMACIÓN, COMUNIQUESE CON:
Amy Cole-Bloom
Alcaldía Municipal de la Ciudad de Hayward
777 B Street, Hayward CA 94541-5007
(510) 583-4252
amy.cole@hayward-ca.gov

POR FAVOR TOME NOTA que si usted inicia acción legal retando cualquier decisión final referente al material de esta notificación, las cuestiones en la demanda serán limitadas a temas que fueron tratados en la audiencia pública o presentados por escrito a la Secretaria Municipal (City Clerk) durante o antes de dicha audiencia. El Concejo de la Ciudad de Hayward ha adoptado la Resolución No. 87-181 C.S., que impone un límite de noventa (90) días, establecido por el Código de Procedimiento Civil (C.C.P.) Sección 1094.6, para iniciar un pleito legal retando la acción final relacionada a cualquier tema de la agenda que sea sujeta al C.C.P., Sección 1094.6.

ASISTENCIA será proveída a personas discapacitadas para así cumplir con los requisitos de la Ley sobre Estadounidenses con Discapacidades (ADA por sus siglas en inglés) de 1990. Las personas interesadas deben de hacer su petición para estos servicios 48 horas antes de la audiencia, llamando a la oficina de la Secretaria Municipal (City Clerk) al teléfono (510) 583-4400 o TDD (510) 247-3340.

Fechado: 15 de mayo de 2020
Miriam Lens, Secretaria Municipal
Ciudad de Hayward

DR #6484217; May 15, 2020

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application	* 2. Type of Application: ☒ New ☐ Continuation ☐ Revision	* If Revision, select appropriate letter(s): * Other (Specify):
* 3. Date Received: 07/03/2020	4. Applicant Identifier:	
5a. Federal Entity Identifier:	5b. Federal Award Identifier: B-20-MN-06-0012	
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	

8. APPLICANT INFORMATION:

* a. Legal Name:	CITY OF HAYWARD
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000334	* c. Organizational DUNS: 0400181500000

d. Address:

* Street1:	777 B STREET
Street2:	
* City:	HAYWARD
County/Parish:	
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	94541-5007

e. Organizational Unit:

Department Name:	Division Name:

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

Prefix:	* First Name: MONICA
Middle Name:	
* Last Name:	DAVIS
Suffix:	
Title:	COMMUNITY SERVICES MANAGER
Organizational Affiliation:	CITY OF HAYWARD
* Telephone Number: 510-538-4011	Fax Number:
* Email:	MONICA.DAVIS@HAYWARD-CA.GOV

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ENTITLEMENT GRANTS

* 12. Funding Opportunity Number:

14.218

* Title:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ENTITLEMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

* 15. Descriptive Title of Applicant's Project:

CITY OF HAYWARD FEDERAL PROGRAM YEAR 2020 COMMUNITY DEVELOPMENT BLOCK GRANT

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant CA-0.5 * b. Program/Project CA-015

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020 * b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	$1,533,488.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	$390,150
* g. TOTAL	$1,923,638

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix:	* First Name: KELLY
Middle Name:	
* Last Name:	MCADOO
Suffix:	
* Title:	CITY MANAGER
* Telephone Number:	510-583-4302 Fax Number:
* Email:	KELLY.MCADOO@HAYWARD-CA.GOV
* Signature of Authorized Representative:	* Date Signed: 6/30/20

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.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

6/30/20
Date

City Manager
Title

Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2020 [a period specified by the grantee 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.

In addition, 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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

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

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

Signature of Authorized Official

4/30/20
Date

City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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.

Subsidy layering -- 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 of Authorized Official

6/30/20
Date

City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

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.

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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

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

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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12. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

13. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

14. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

15. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

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

17. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

18. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

19. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

20. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

21. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
[signature]	[illegible]
APPLICANT ORGANIZATION	DATE SUBMITTED
CITY OF HAYWARD	7/3/2020

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Appendix - Alternate/Local Data Sources

1	**Data Source Name** 2014-2018 ACS 5-Yr Estimates
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than $400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.
	What was the purpose for developing this data set? Information from the ACS help determine how more than $400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Hayward, CA
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2014-2018 ACS 5-Year Estimates
	What is the status of the data set (complete, in progress, or planned)? Complete
2	**Data Source Name** 2013-2017 ACS (Workers), 2017 LEHD (Jobs)
	List the name of the organization or individual who originated the data set. 2013-2017 ACS and 2017 Longitudinal Employee-Household Dynamics: United States Census Bureau

	Provide a brief summary of the data set. The American Community Survey (ACS)is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than $400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas. The Longitudinal Employer-Household Dynamics (LEHD)program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.
	What was the purpose for developing this data set? ACS:Information from the ACS help determine how more than $400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs. LEHD:Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Hayward, CA
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2013-2017 ACS (Workers), 2017 LEHD (Jobs)
	What is the status of the data set (complete, in progress, or planned)? Complete
3	**Data Source Name** Bureau of Labor Statistics
	List the name of the organization or individual who originated the data set. Bureau of Labor Statistics (BLS)
	Provide a brief summary of the data set. BLS unemployment rates are from the BLS Local Area Unemployment Statistics (LAUS). This program produces monthly and annual employment, unemployment, and labor force data for Census regions and divisions, States, counties, metropolitan areas, and many cities, by place of residence.

	What was the purpose for developing this data set? The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to support public and private decision making.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Hayward, CA
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2019 - 2020
	What is the status of the data set (complete, in progress, or planned)? Complete

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Introduction

This Five-Year Strategic Plan sets forth objectives and actions in priority housing and non-housing community development areas for the City of Livermore'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. In addition, on March 13, 2020, the City of Livermore declared a local emergency due to the outbreak of the coronavirus disease 2019 (COVID-19) that spread through many counties and territories in the United States. The Coronavirus Aid, Relief, and Economic Security Act (CARES Act) (H.R. 748), which provided $5 billion to the CDBG program to rapidly respond to the COVID-19 emergency, was signed into law on March 27, 2020. On April 2, 2020, the Department of Housing and Urban Development (HUD) notified the City of Livermore of the additional allocation of CDBG-CV funding to prevent, prepare and respond to COVID-19. The City assessed the needs that have developed to respond to the COVID-19 emergency and will allocate the CDBG-CV funding to eligible activities. This Plan sets forth the anticipated uses of all federal resources for the period covering July 1, 2020, through June 30, 2025 (FY 2020/21 through FY 2024/25).

This Plan is submitted through the Alameda County HOME Consortium, as the lead agency for receiving HOME funds for the City of Livermore and other participating jurisdictions. In the City of Livermore, 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 2020–2025 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.

In addition to analyzing secondary data, the City held four public meetings and two stakeholder meetings to gather community input regarding housing and community development needs. Some of the sources used to develop this plan include:

- U.S. Census data
- Published reports
- City of Livermore's Housing Element
- Human Services Needs Workshops
- Livermore City Council Subcommittee on Homelessness community meetings
- 2020 Alameda County Regional Analysis of Impediments to Fair Housing

As a result of the public meetings regarding housing and community development needs, the Human Services Commission (HSC) acknowledged the current economic crisis and recommended enhanced collaboration among service providers and a priority for safety net services. In addition, across multiple categories, case management and navigation services were identified as critical components for human services programs. Public education on issues and available services were also identified as helpful in increasing awareness and early intervention.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Plan Objectives and Outcomes

As the lead for the HOME Consortium, Alameda County Housing and Community Development set forth the following goals and priorities:

Priority 1: Housing Needs

- Goal 1: Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair.
- Goal 2: Reduction of Housing Discrimination through provision of fair housing and landlord/tenant services.
- Goal 3: Provide rental assistance to people experiencing loss of jobs due to COVID-19 Shelter In-Place regulations.

Priority 2: Homeless Needs

- Goal 1: Use resources to end homelessness by funding and supporting homeless services programs.

Priority 3: Supportive Housing Needs

- Goal 1: Increase the availability of service enriched housing for persons with special needs by supporting the acquisition and new construction of housing units.

Priority 4: Community Development Needs

- Goal 1: Make improvements, including ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.
- Goal 2: Fund economic development, micro-enterprise and on-the-job training.
- Goal 3: Support public service programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in-crisis”.

For the five year planning period, the City of Livermore will prioritize the following activities with federal and local investments, with an emphasis on meeting the needs of people experiencing homelessness, seniors, families, and people with disabilities:

- Housing Development
- Homeowner and Rental Assistance*
- Housing & Legal Services
- Public Services*
- Public Facilities*

*Starred activities are federal funding priorities

3. Evaluation of past performance

Evaluation of past performance

An evaluation of FY18 activities was developed for public comment in September 2019. Accomplishments for FY18 activities were included in the FY18 CAPER that was released for public comment in early September 2019. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY19 will be completed in September 2020.

The City's Human Services Commission (HSC) continually evaluates Subrecipient project performance through quarterly progress reports submitted for all Human Services grant-funded activities. In addition, the HSC holds an annual public meeting to review the Consolidated Annual Performance Evaluation Report (CAPER), which then is reviewed and approved by the City Council. 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.

The Human Services Commission held three community needs public meetings to discuss housing, homelessness, seniors, youth, health, employment, and education. Additionally, Livermore City Council's Subcommittee on Homelessness held a series of community meetings on strategies to address homelessness: four meetings to develop a framework on short-term strategies, one community meeting on intermediate strategies, and future community meetings are planned to discuss long-term strategies.

4. Summary of citizen participation process and consultation process

Participation Process Summary

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 and held four 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 for publication in non-English language newspapers, and posted El Mensajero. 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 June 15, 2020 to June 19, 2020. On June 22, 2020, the City Council heard public comment and held a public hearing on the Plans.

On September 10, 2019, the Human Services Commission held a public meeting for all agencies receiving local and federal grant funding from the City of Livermore. At the hearing, agencies reported the outcome of each program, including whether they met the goals stated in their original Housing and

Human Services grant application to the City. The City's CAPER includes a discussion of the performance of each of the City's federal grant recipients, how the City leverages CDBG and HOME dollars with other local funding sources, and Livermore's implementation of the HUD program regulations. On September 23, 2019, the City Council held a public hearing to evaluate and approve the CAPER submission to HUD.

Other opportunities for citizen participation include the community meetings conducted by the City's Human Services Commission (HSC) and Council Subcommittee on Homelessness. These meetings provide valuable feedback on the needs from the perspective of the community at large. Lastly, the HSC meets to evaluate needs and facilitate community conversations and actions on issues facing the community.

In addition, as part of the County Analysis of Impediments to Fair Housing Choice, a survey was sent out to all of the cities to distribute to interested parties. 3,296 people participated in the survey. Outreach also included three community engagement meetings held in Berkeley, Oakland, and Hayward. These locations were chosen due to their proximity to the highest number of priority groups, including people of color, people experiencing homelessness, people with disabilities, people residing in R/ECAPs, and people with limited English proficiency. Responses were received from people who live or work in all of the cities in the County. 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

Public Comment Summary

Public Comments Related to the Five-Year Strategic Plan and Action Plan will be accepted and included in the final document as needed on June 22, 2020.

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

Comments Not Accepted

7. Summary

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	City of Livermore-Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 148– Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(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(I)).

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; Housing Consortium of the East Bay; Hello Housing; Mid-Peninsula Housing; ECHO Housing; Tri-Valley Haven; Shepherd's Gate; Livermore Homeless Refuge; CityServe of the Tri-Valley; Habitat for Humanity; Open Heart Kitchen; Abode Services; East Bay Innovations; GRID Alternatives; Spectrum Community Services; Tri-City Health Center; Kaiser Permanente, Stanford Valley Care; Community Resources for Independent Living; Hively; Kaleidoscope/Easter Seals Bay Area; 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); Tri-Valley Non-Profit Alliance; Block by Block; Faith Communities (Asbury Methodist, Cornerstone, Universal Unitarian, Celebration, Discovery, Crosswinds); Community Association for Preschool Education (CAPE); CALICO; Legal Assistance for Seniors; and Senior Support Program of the Tri-Valley.

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

Coordination with Alameda County departments, local jurisdictions, East County service providers, community groups, and citizens provide a broad knowledge base of housing and social service needs within Livermore. Organizations serving the homeless, including Alameda County Health Care Services Agency, Alameda County Health Care for the Homeless, EveryOne Home, and local homeless service providers, advise on the needs of the homeless.

Activities to address the housing needs of the homeless, 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. The EveryOne Home Strategic Plan was updated in 2018. It was a year-long community process that included 25 key stakeholder interviews, six focus groups with 70 people currently experiencing homelessness, multiple community forums with over 200 hundred participants, and a review of best practices and plans from community forums with similar homeless

populations and housing markets. It is also informed by data from countywide Point-In-Time (PIT) Homeless Counts, homeless housing and services inventories, and the Homeless Management Information System Housing and Human Services staff, Commissioners, and Police liaison officers from all three East County cities participated in the coordination of the PIT count.

The City of Livermore is supportive of the EveryOne Home initiatives to establish system-wide outcomes and to evaluate effectiveness of programs against those outcomes. The key is to allow each City to align the plan with the local strategies to address homelessness. The updated EveryOne Home plan includes pursuing strategies that prevent people from becoming homeless, expand affordable housing, offer critical interventions that ensure the safety and dignity of people living without housing, and urgently reduce homelessness in our most impacted and vulnerable communities. Homes end homelessness. While this plan supports short-term interventions—such as shelter, safe parking, outreach, and hygiene stations—the goal is not more shelter, it is fewer people needing shelter. The plan calls for ending homelessness by preventing it before it starts and expanding permanent, affordable housing.

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 149– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Alameda County Housing and 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 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?	The City of Livermore is a part of the Alameda County HOME Consortium, which includes all 9 jurisdictions. As a Consortia there are numerous consultation meetings to discuss individual and regional strategies, approaches and trends. The Consortia and the Local Housing Authorities consulted to hold various local community group meetings that contributed to the Analysis of Impediments regional document. In addition,the City works closely with the department to administer homelessness programs funded through the State.
2	**Agency/Group/Organization**	Alameda County Healthcare for the homeless
	Agency/Group/Organization Type	Services-homeless Services-Health Other government - County
	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?	The City participates in monthly meetings of the ACHCH. Consultation with ACHCH staff includes assessment of East County Services and need for general health, behavioral, mental and drug addiction services. East County is working towards implementing a Street Outreach Medical Team.
3	**Agency/Group/Organization**	Alameda County Everyone HOME
	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 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 participates in all the planning meetings related to the Strategic Plan to reduce homelessness in Alameda County. The City participated in the Point in Time Count for the East County.
4	**Agency/Group/Organization**	ABODE SERVICES
	Agency/Group/Organization Type	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?	The City coordinates and meets regularly with services providers to assess needs and establish ways to coordinate services & partnerships on a regional level.
5	**Agency/Group/Organization**	Tri-Valley Haven for Women
	Agency/Group/Organization Type	Services-Victims of Domestic Violence 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?	The City coordinates and meets regularly with services providers to assess needs and establish ways to coordinate services & partnerships on a regional level.
6	**Agency/Group/Organization**	AXIS COMMUNITY HEALTH
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Health
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City coordinates and meets regularly with services providers to assess needs and establish ways to coordinate services & partnerships on a regional level.
7	**Agency/Group/Organization**	OPEN HEART KITCHEN
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Senior and unsheltered meals
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City coordinates and meets regularly with services providers to assess needs and establish ways to coordinate services & partnerships on a regional level.
8	**Agency/Group/Organization**	SPECTRUM
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Senior and disabled Meals

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City coordinates and meets regularly with services providers to assess needs and establish ways to coordinate services & partnerships on a regional level.
9	**Agency/Group/Organization**	CALICO Center
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Children/victims of abuse
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City coordinates and meets regularly with services providers to assess needs and establish ways to coordinate services & partnerships on a regional level.
10	**Agency/Group/Organization**	SENIOR SUPPORT OF THE TRI-VALLEY
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	seniors
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City coordinates and meets regularly with services providers to assess needs and establish ways to coordinate services & partnerships on a regional level.
11	**Agency/Group/Organization**	LEGAL ASSISTANCE FOR SENIORS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Seniors
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City coordinates and meets regularly with services providers to assess needs and establish ways to coordinate services & partnerships on a regional level.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alameda County Housing and Community Development 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 150– 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))

There are many goals and priorities that align related to the needs in Dublin, Livermore and Pleasanton. The three cities regularly meet and collaborate on efforts to assess and develop capacity building for the Tri-Valley services providers within the three cities. The three cities combined the allocation of the Emergency Homeless Impact funds, Homeless Emergency Aid Program Funds to implement crisis stabilization services as a Tri-Valley Region. In addition, the three cities are in the process of developing a Tri-Valley Regional Homelessness Strategic Framework and will be conducting a more comprehensive needs assessment that will update the 2011 Needs assessment.

Narrative

The Five-Year Strategic Plan for Fiscal Years 2020-2024 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 Healthy Homes 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.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

Consolidated Plan priorities and FY20 Annual Action Plan were developed through a series of community meetings, public hearings and outreach conducted by the City and the Human Services Commission (HSC) and included input from a variety of residents, community organizations, agencies, the Livermore Human Services Commission, the Livermore City Council, and other stakeholders.

The HSC facilitated multiple community needs workshops to inform the 2020-2024 Consolidated Plan priorities they discussed at their December 18, 2018 meeting and presented to Council on February 25, 2019. The meetings were publicly noticed as required. In addition, the City's Subcommittee on Homelessness led a community process developing a framework to address short, intermediate, and long-term strategies to address homelessness. Three community meetings held as part of this process are described below.

A 5-day public review period on the draft FY 2020-2024 Consolidated Plan and 2020-2021 Action Plan, which was coordinated with the Alameda County HOME Consortium, was from June 15, 2020 through June 19, 2020. The City of Livermore's notice of the 5-day review period and the City Council's public hearing date was noticed in the Valley Times and the local Spanish newspaper, El Mensajero. Alameda County also published notices regarding the HOME Consortium Annual Action Plan document in newspapers throughout the County. The City made the draft Livermore documents available for public review at City Hall and made it available electronically via an email request to the City Clerk. A public hearing to consider Livermore's FY 2020-24 Consolidated Plan and 2020-21 Action Plan was held at the City Council's June 22, 2020 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	The first community workshop was held on October 9,2018 with a focus on Housing and Homelessness. The community meeting was attended by 43 community members, providers and Human Services Division staff.	The meeting was facilitated in a workshop format. All comments were recorded for the various topics. Each participant was asked to prioritize their top three subcategories from highest to lowest. The subcategories included Housing, Temporary/transitional/Emergency Shelter, Safety Net Services, Basic Needs, Homeless Prevention, Housing Navigation, Outreach/Information and Referral and Other important topics not covered in the main subcategories.	All comments were accepted.	http://laserfiche.cityoflivermore.net/WebLink7/Browse.aspx?id=284316&dbid=0&repo=CityOfLivermore

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)
				Each Commissioner facilitated a group in the corresponding subcategory and discussed that needs, challenges and resources needed.		

2	Outreach to unsheltered	Unsheltered people	The unsheltered focus group was held on November 7, 2018. 27 individuals from the homeless community attended the discussion and provided valuable information.	The focus group was facilitated by staff and recorded on whitepaper during the discussion. Highlights from the focus group included a robust discussion on the need for a safe parking program, restroom/showers, job training/employment services, storage, assistance with navigation of social/mental health services and many more topics that are important. The focus group was a success, as staff received valuable information on gaps in services and the need for specific services	All comments were accepted.	http://laserfiche.cityoflivermore.net/WebLink7/Browse.aspx?id=284316&dbid=0&repo=CityOfLivermore

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)
				from the Livermore homeless community.		

3	Public Meeting	Non-targeted/ broad community	The community meeting was held on November 13, 2018 and attended by 16 community members, providers and Human Services Division staff.	The meeting was facilitated in a workshop format. All comments were recorded for the various topics. Each participant was asked to prioritize their top three subcategories from highest to lowest. The subcategories included Seniors, Youth, Health, Employment, and Education important topics not covered in the main subcategories. Each Commissioner facilitated a group in the corresponding subcategory and discussed that needs, challenges	All comments were accepted.	http://laserfiche.cityoflivermore.net/WebLink7/Browse.aspx?id=284316&dbid=0&repo=CityOfLivermore

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)
				and resources needed.		
4	Public Meeting	Non-targeted/ broad community	On March 14, 2019, the Subcommittee hosted the first of three community meetings on short-term strategies. Thirty-seven community members attended the meeting.	Nine spoke during public comment, and an additional 11 filling out written comments cards.	All comments were accepted.	http://www.cityoflivermore.net/citygov/cdd/hhs/homelessness/subcommittee.htm

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/ broad community	On April 24, 2019, the Council Subcommittee hosted the second community meeting on short-term strategies. The meeting was attended by 42 community members.	Six providing public comments and an additional five filling out written comment cards.	All comments were accepted.	http://www.cityoflivermore.net/citygov/cdd/hhs/homelessness/subcommittee.htm

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 Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/ broad community	On June 22, 2016, the Council held a public hearing to hear public comment related to the Five Year Consolidated Plan FY2020-2024.		All comments were accepted.	

Table 151– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Identifying Community Needs

To support the City's effort to identify the social service needs of the community, the City's Human Services Commission held two community needs workshops and one focus group with unsheltered neighbors. In addition, the City Council formed a Council Subcommittee on Homelessness (Subcommittee) in December of 2018, which worked closely with staff to research and identify programs and strategies that align local needs with the City's capacity and resources to provide immediate health, safety, and dignity measures to individuals and families experiencing homelessness. The Subcommittee led a series of community meetings with service providers and subject matter experts to gather information and promote active community discussions around program needs and potential program responses. The meetings provided important opportunities to explore potential programs and to understand the challenges and opportunities of each program.

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

Describe the jurisdiction's need for Public Facilities:

Throughout the years, there have been a variety of needs assessments that have helped identify the need for Public Facilities. The City found 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 rules mean that more people in Livermore 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 face a widespread misconception that because of the region's wealth, local families encountering problems can afford to obtain private 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, and 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 community members.

How were these needs determined?

The City of Livermore conducted a Social Services Facility Assessment in 2008, which identified Childcare, Community Care and Senior Services Facilities as a priority need. The 2011, Tri-Valley Needs Assessment identified the need for Psychiatric Health Facilities and inpatient care as a need. In Addition, the 2018, Everyone HOME Strategic Plan to End Homelessness Update identifies the need for Homeless Resource Centers.

Describe the jurisdiction's need for Public Improvements:

The sidewalks and streets within the City's main target areas remain a focus for rehabilitation. The target areas also the census tracts contain the lowest income and most racially and ethnically diverse households within our community. Located in census tracts Census Tracts 4514.04, 4514.01, 4514.02 and 4515.03, which qualify as low/moderate income census tracts as defined by HUD, the neighborhoods are located in the center of Livermore and bordered 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?

These needs were identified through walk audits and community surveys developed for local safe routes to school initiatives.

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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	417	65	1	0	-1
Arts, Entertainment, Accommodations	4,184	3,802	11	9	-2
Construction	3,006	5,808	8	14	6
Education and Health Care Services	5,118	3,766	14	9	-5
Finance, Insurance, and Real Estate	2,148	1,464	6	4	-2
Information	1,384	1,252	4	3	-1
Manufacturing	4,002	3,835	11	9	-2
Other Services	1,277	918	3	2	-1
Professional, Scientific, Management Services	7,637	10,623	21	26	5
Public Administration	0	0	0	0	0
Retail Trade	4,048	4,731	11	11	0
Transportation and Warehousing	1,103	1,149	3	3	0
Wholesale Trade	2,325	3,813	6	9	3
Total	36,649	41,226	--	--	--

Table 152 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	47,440
Civilian Employed Population 16 years and over	45,025
Unemployment Rate	5.10
Unemployment Rate for Ages 16-24	18.16
Unemployment Rate for Ages 25-65	3.48

Table 153 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	14,770
Farming, fisheries and forestry occupations	1,270
Service	4,175
Sales and office	10,450
Construction, extraction, maintenance and repair	3,275
Production, transportation and material moving	2,075

Table 154 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,100	56%

Travel Time	Number	Percentage
30-59 Minutes	12,165	29%
60 or More Minutes	6,160	15%
Total	***41,425***	***100%***

Table 155 - Travel Time

Data Source: 2011-2015 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	2,570	175	1,140
High school graduate (includes equivalency)	6,240	320	1,570
Some college or Associate's degree	12,465	675	2,965
Bachelor's degree or higher	17,280	510	2,325

Table 156 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	135	405	530	875	500
9th to 12th grade, no diploma	765	545	550	975	560
High school graduate, GED, or alternative	1,800	1,735	1,870	4,525	1,920
Some college, no degree	2,710	2,560	2,255	6,215	2,710
Associate's degree	410	1,290	1,215	2,570	965
Bachelor's degree	645	3,365	3,225	6,600	1,810

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	65	1,455	1,895	3,585	1,475

Table 157 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,689
High school graduate (includes equivalency)	40,605
Some college or Associate's degree	51,024
Bachelor's degree	74,737
Graduate or professional degree	100,380

Table 158 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 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:

The City of Livermore's 2020-2025 Economic Development Strategic Plan identified transit and workforce recruitment and retention as key challenges for the local business community. Major employers who were interviewed identified the lack of transit options and regional congestion on Altamont Pass and along Highways 84, 580, and 680 as barriers to doing business. Housing supply, traffic congestion, and relatively lower wages were identified as factors that present a challenge to recruiting and retaining workers.

Furthermore, the City's 2019 economic development survey identified transit options and BART, parks or facilities for youth activities, higher quality hotels, and affordable housing as things that Livermore is missing. Downtown was also heavily emphasized, with many survey respondents stating their desire to see a completed downtown along with more parking and improved bike and pedestrian access.

Economic disruptions caused by the COVID-19 emergency have a created a host of workforce and infrastructure needs that are described in the following question.

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.

In addition to job fairs hosted by the City of Livermore, the following local workforce development programs are available for low income and unemployed persons: Temporary Assistance for Needy Families (TANF) and CalWORKS programs; the Tri-Valley Career Center; the Livermore Adult Education, Amador Valley Adult and Community Education in Pleasanton, and Dublin Community Education Center; Tri-Valley Regional Occupation Program in Livermore; Los Positas College. The Tri Valley's workforce ecosystem is a highly collaborative one where local jurisdictions, workforce intermediaries, educational institutions, and employers work closely together to create employment opportunities for community members. Some examples of these initiatives include the Tri Valley Education Collaborative, Tri-Valley Manufacturing Day, and Los Positas College's Business Studies Advisory Board.

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

Yes

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 of Livermore's FY2020-2024 Consolidated Plan strategies align closely with its 2020-2025 Economic Development Strategic Plan, which identifies the following three goals: 1) Encourage an innovation-driven economy 2) Further enhance Livermore's unique sense of place and elevate the City's standing as a world-class destination; and 3) Ensure Livermore's economy remains diverse, inclusive, and resilient. In particular, Consolidated Plan activities can help the City meet the following objectives related to its third goal of ensuring Livermore's economy remains diverse, inclusive, and resilient: Objective 1: Ensure access to local employment and entrepreneurship opportunities for a broad section of the community; Objective 2: Ensure Livermore remains a place where people of all backgrounds and skill levels can live and work; Objective 3: Economic Resiliency

Discussion

MA-50 Needs and Market Analysis Discussion

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

According to 2011-2015 American Community Survey data mapped and analyzed by the California Healthy Places Index, census tract 4515.05 has the highest percentage of households lacking basic kitchen and plumbing facilities. Census tracts 4514.04, 4515.06, and 4514.03 have the highest levels of crowded housing conditions in Livermore, which is defined as more than one occupant per room. Census tracts 4516.01, 4516.02, 4514.01, and 4512.01 have the highest percentage of low income renters who are severed housing burdened, meaning that they spend more than 50% of their income on rent. Census tracts 4515.04, 4512.01, and 4514.04 have the highest percentage of low income homeowners who are severely burdened by housing costs. Census tract 4515.04, which is described in more detail in subsequent sections, is the only census tract in this list that has higher rates of multiple housing problems.

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?

Census Tract 4514.04 has several small businesses and grocery stores that cater to community members. Elementary schools in the local school district that qualify for Title 1 funding serve this area. Both of these schools provide a variety of programs and services designed to serve low-income community members and immigrant families. The City also has an active public library branch library within this community. May Nissen Park, a 12.2 acre community park that was recently renovated and includes a swim center, playgrounds,, group picnic areas, basketball courts, restrooms, horseshoe pits, sports fields, tennis courts, dog park and a preschool, is located near the library.

Are there other strategic opportunities in any of these areas?

An affordable housing development site within this area, Chestnut Square, will provide 72 affordable apartment units for seniors and 42 affordable family units in addition to a 44-unit market rate townhouse project. 15 units will be prioritized for households experiencing homelessness and provide supportive services. The projects will also utilize HUD's Project Based Section 8 program and HUD 811 program for persons with disabilities. In addition to creating new housing units for persons experiencing

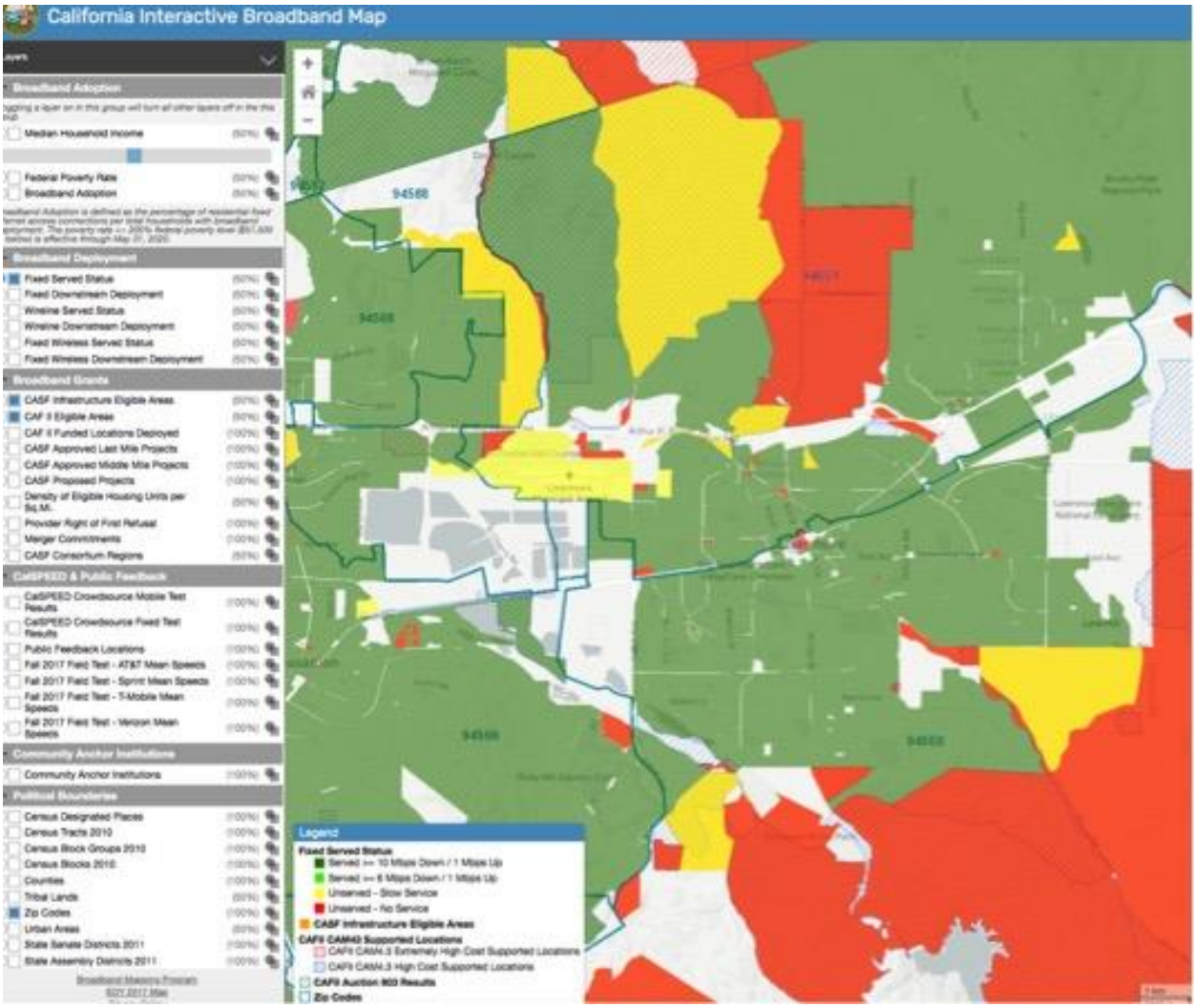
homelessness, the Vineyard Housing and Services project will expand an existing food and homeless services site and provide permanent infrastructure for the emergency and safety net services that are acutely needed for families in these communities, especially in response to the COVID-19 public health emergency.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the California Interactive Broadband Map, the majority of Livermore is served by fixed-service broadband. However, in nonresidential areas such as the Livermore Municipal Airport and other commercial areas as shown by the attached map, there is underservice of internet with slow service or no service at all. According to the California Census Office's analysis of 2013-2017 American Community Survey data, 9.7% of Livermore households lack broadband internet.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.



MA-60 Broadband Access Map Livermore

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Guiding Principles

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

Geographic Area

Table 159 - 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.	
	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

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

Priority Needs

Table 160 – Priority Needs Summary

1	**Priority Need Name**	Housing
	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	Other
	Associated Goals	Rental Assistance

	Description	Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair. Reduction of Housing Discrimination through provision of fair housing and landlord/tenant services. Provide rental assistance to target populations as well as people economically impacted by a disaster or emergency, such as the COVID 19 pandemic.
	Basis for Relative Priority	As described throughout this document, multiple community needs meetings, the Livermore Housing Element and the City Council Subcommittee on Homelessness each identified affordable housing as one of Eastern Alameda County's most critical needs.
2	**Priority Need Name**	Homeless
	Priority Level	High
	Population	Extremely Low Low 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	Other
	Associated Goals	
	Description	Use resources to end homelessness by funding and supporting homeless services programs.
	Basis for Relative Priority	As described throughout this document, the number of persons experiencing homelessness is on the rise in Livermore and establishing a homelessness strategy, engaging local partners to develop a coordinated response, and meeting the needs of this population are City priorities.
3	**Priority Need Name**	Supportive Housing
	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 Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Other
	Associated Goals	
	Description	Increase the availability of service enriched housing for persons with special needs by supporting the acquisition and new construction of housing units.
	Basis for Relative Priority	As described throughout this document, there is a pressing local need for supportive housing units, particularly for seniors, people experiencing homelessness, people with disabilities, and families, providing case management and coordination of services to help participants maintain permanent housing.
4	**Priority Need Name**	Community Development
	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
	Geographic Areas Affected	Other
	Associated Goals	Public Services Public Facilities
	Description	Support public service programs for low-income community members, preserving safety net services for families and individuals who are underserved or impacted by a disaster or emergency such as the COVID 19 pandemic. Make improvements, including ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers. Fund economic development, micro-enterprise and on-the-job training.
	Basis for Relative Priority	

Narrative (Optional)

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

Introduction

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 2020-2024. The City will also receive approximately $60,000 of rental income each year of the Consolidated Plan period from the properties the City purchased with a Section 108 loan guarantee. 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 building's operating expenses.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	436,586	0	0	436,586	1,760,000	The City anticipates receiving approximately $440,000 of CDBG allocation each year of the Consolidated Plan of its Five-Year Consolidated Plan.

Table 161 - 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

The City of Livermore has acquired several vacant parcels for the future development of affordable housing that is consistent with the City's goals and priorities as outlined in the City's Five-Year Consolidated Plan and the City’s General Plan Housing Element.

Discussion

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 neighborhood improvements public facilities public services	Jurisdiction
City of Livermore Housing Authority	PHA	Public Housing	Jurisdiction
Housing Consortium of the East Bay	Developer	Homelessness Rental	Jurisdiction
ABODE SERVICES	Non-profit organizations	Homelessness	Region
TRI-VALLEY HAVEN	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
CityServe of the Tri-Valley	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
AXIS COMMUNITY HEALTH	Non-profit organizations	Non-homeless special needs public services	Region
Alameda County Everyone HOME	Regional organization	Homelessness	Region
Midpen Housing Corporation	Developer	Homelessness Ownership Rental	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Eden Housing for Council for Hope and Opportunity (ECHO)	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
SENIOR SUPPORT OF THE TRI-VALLEY	Non-profit organizations	Non-homeless special needs public services	Region
Alameda County Housing and Community Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Region
OPEN HEART KITCHEN	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
CALICO Center	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
SPECTRUM	Non-profit organizations	Non-homeless special needs public services	Region
Livermore Area Recreation and Park District (LARPD)	Public institution	Non-homeless special needs public services	Jurisdiction
Hello Housing Administration of a Community Buying Program	Non-profit organizations	Ownership Rental	Jurisdiction
Eden I&R	Non-profit organizations	Non-homeless special needs public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Livermore Homeless Refuge	Non-profit organizations	Homelessness	Jurisdiction
Asbury Methodist Church	Community/Faith-based organization	Homelessness Non-homeless special needs public services	Jurisdiction
EAST BAY HABITAT FOR HUMANITY	Non-profit organizations	Ownership Rental	Jurisdiction
LIVERMORE VALLEY JOINT UNIFIED SCHOOL DISTRICT (LVJUSD)	Public institution	Homelessness Non-homeless special needs public services	Jurisdiction

Table 162 - 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	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
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		
Healthcare	X	X	X
HIV/AIDS	X		

Supportive Services			
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 163 - 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

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	Rental Assistance	2020	2024	Affordable Housing		Housing	CDBG: $630,000	Tenant-based rental assistance / Rapid Rehousing: 87 Households Assisted
2	Public Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Community Development	CDBG: $330,000	Public service activities other than Low/Moderate Income Housing Benefit: 1986 Persons Assisted
3	Public Facilities	2020	2024	Homeless Non-Housing Community Development	City-wide	Community Development	CDBG: $800,000	Other: 3 Other

Table 164 – Goals Summary

Goal Descriptions

1	**Goal Name**	Rental Assistance
	Goal Description	Provide rental assistance to target populations as well as people economically impacted by a disaster or emergency, such as the COVID 19 pandemic

2	**Goal Name**	Public Services
	Goal Description	Support public service programs for low-income community members, preserving safety net services for families and individuals who are underserved or impacted by a disaster or emergency such as the COVID 19 pandemic.
3	**Goal Name**	Public Facilities
	Goal Description	Acquire and make improvements, including ADA accessibility and emergency preparedness, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.

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 100 affordable housing units throughout the FY 2020-2024 Consolidated Plan period through 3 projects currently under development. In addition to creating new housing units for persons experiencing homelessness, the Vineyard Housing and Services project will expand an existing food and homeless services site to provide critical infrastructure for addressing the City's strategic plan goals. The Ageno project will provide affordable units for 55 years to households with incomes up to 50% of the median income and the Avance project will provide services-enriched housing units targeted to persons with developmental disabilities.

The City’s annual CDBG entitlement from HUD serves on average 1,500 to 2,000 low income Livermore residents over the course of 5 years. 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.

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?

HUD 24 CFR Part 35 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 are addressed in the City's Housing Rehabilitation Program Guidelines. Visual inspection for deteriorated paint is a part of the HQS inspections that are performed annually by Livermore Housing Authority staff for Voucher holder residences.

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

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

Expected Resources

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

Introduction

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 2020-2024. The City will also receive approximately $60,000 of rental income each year of the Consolidated Plan period from the properties the City purchased with a Section 108 loan guarantee. 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 building's operating expenses.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	436,586	0	0	436,586	1,760,000	The City anticipates receiving approximately $440,000 of CDBG allocation each year of the Consolidated Plan of its Five-Year Consolidated Plan.

Table 165 - 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

The City of Livermore has acquired several vacant parcels for the future development of affordable housing that is consistent with the City's goals and priorities as outlined in the City's Five-Year Consolidated Plan and the City’s General Plan Housing Element.

Discussion

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 166 – Goals Summary

Goal Descriptions

1	**Goal Name**	Rental Assistance
	Goal Description	Provide rental assistance to target populations as well as people economically impacted by a disaster or emergency, such as the COVID 19 pandemic
2	**Goal Name**	Public Services
	Goal Description	Support public service programs for low-income community members, preserving safety net services for families and individuals who are underserved or impacted by a disaster or emergency such as the COVID 19 pandemic
3	**Goal Name**	Public Facilities
	Goal Description	Acquire and make improvements, including ADA accessibility and emergency preparedness, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.

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 to address the priority needs and goals identified in the Housing and Community Development Strategic Plan contained in the FY 2020-2024 Consolidated Plan. The projects described in this section are funded with FY 2020-2021 federal resources 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 such as the Livermore Social Opportunity Endowment (SOE), In-Lieu Housing Funds, and Human Services Facilities Fee Funds, are not included in this project list.

#	Project Name
1	CALICO - Child Abuse Intervention Program
2	CRIL - Housing & Independent Living Services for Disabled Persons
3	Legal Assistance for Seniors- Free Legal Services
4	Senior Support Services - Senior Case Management Program
5	Spectrum Community Services - Meals on Wheels
6	Abode-Tenant Based Rental Assistance (TBRA)
7	Tri-Valley Haven - Tenant Based Rental Assistance
8	Section 108 Loan Repayment-Axis Medical Clinic
9	Section 108 Loan Repayment - Hagemann Farm
10	Section 108 Loan Repayment - 141 - 149 N. Livermore
11	Administration: Support and Expand Community Services

Table 167 – Project Information

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

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CALICO - Child Abuse Intervention Program
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Community Development
	Funding	CDBG: $11,000
	Description	CALICO conducts forensic interviews with children who have been sexually abused, physically hurt, severely neglected or witnessed a homicide or severe violence in their home. The agency provides on-site and follow-up support services to caregivers and facilitates multi-agency responses to child abuse allegations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	CALICO anticipates serving 57 low-income Livermore families.
	Location Description	Citywide
	Planned Activities	Provide child abuse intervention services to Livermore children and their caretakers through forensic interviewing and family support services.
2	**Project Name**	CRIL - Housing & Independent Living Services for Disabled Persons
	Target Area	City-wide
	Goals Supported	Public Services

	Needs Addressed	Housing Community Development
	Funding	CDBG: $10,000
	Description	CRIL connects disabled Livermore residents with a variety of services including peer counseling, independent living skills, personal assistant/homecare worker referrals, employment assistance, benefits advocacy, assistive technology, housing search assistance, and travel training.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	CRIL is estimated to provide services to 53 low-income disabled Livermore residents.
	Location Description	Citywide
	Planned Activities	Provide disabled Livermore residents with independent living skills, self-advocacy, personal assistant services, benefits counseling, assistive technology, housing search assistance, transition services, and travel training.
3	**Project Name**	Legal Assistance for Seniors- Free Legal Services
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Housing Community Development
	Funding	CDBG: $5,000
	Description	LAS will help seniors resolve issues including denial of medical coverage, problems with Social Security, scams or frauds, elder abuse, potential eviction, obtaining citizenship, or becoming the legal guardian of a grandchild or minor in their care.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 333 low and moderate income people will benefit from this activity.
	Location Description	Citywide
	Planned Activities	Provide free legal services and health insurance counseling to seniors. Conduct community education presentations teaching seniors, provider services, and community members how to make informed choices and self-advocate.
4	**Project Name**	Senior Support Services - Senior Case Management Program
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Community Development
	Funding	CDBG: $13,000
	Description	Senior Support is providing case management services that will connect seniors with their health, and human service needs to provide quality and cost-effective interventions and outcomes. Case management is the critical link between seniors in need and resources and assistance available.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Senior Support estimates providing services to 35 low-income Livermore seniors.
	Location Description	Citywide
	Planned Activities	Provide case management connecting seniors in need with health and human services, available resources, and assistance.
5	**Project Name**	Spectrum Community Services - Meals on Wheels
	Target Area	City-wide

	Goals Supported	Public Services
	Needs Addressed	Community Development
	Funding	CDBG: $26,498
	Description	Spectrum Community Services provides a Meals on Wheels program in Livermore, ensuring the delivery of nutritious meals and safety checks for homebound, elderly Livermore residents.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 103 homebound Livermore seniors will benefit from the proposed activities.
	Location Description	Citywide
	Planned Activities	Deliver nutritious meals and provide safety checks to homebound elderly Livermore residents.
6	**Project Name**	Abode-Tenant Based Rental Assistance (TBRA)
	Target Area	City-wide
	Goals Supported	Rental Assistance
	Needs Addressed	Housing Homeless
	Funding	CDBG: $79,000
	Description	Abode-Tenant Based Rental Assistance (TBRA) Case Management
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Abode is estimated to provide housing and case management services to 8 extremely- low-income and very low-income homeless Livermore households.
	Location Description	Citywide

	Planned Activities	Provide housing subsidies, case management, mental health, educational/employment assistance, financial literacy, children/parenting services, and connections to community resources, for up to two years. CDBG funds will pay for Case Management
7	**Project Name**	Tri-Valley Haven - Tenant Based Rental Assistance
	Target Area	City-wide
	Goals Supported	Rental Assistance
	Needs Addressed	Housing
	Funding	CDBG: $45,706
	Description	Assist clients of domestic violence with case management and tenant rental assistance for housing to promote self-sufficiency.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 21 Livermore domestic violence survivors and families will benefit from the proposed activities.
	Location Description	Citywide
	Planned Activities	Provide case management to domestic violence survivors receiving rental subsidies.
8	**Project Name**	Section 108 Loan Repayment-Axis Medical Clinic
	Target Area	City-wide
	Goals Supported	Public Facilities
	Needs Addressed	Community Development
	Funding	CDBG: $25,278
	Description	Funds will be used to pay principal and interest installments on loan used to develop the new Axis community health center.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	5925 W Las Positas Blvd, Pleasanton, CA 94588
	Planned Activities	
9	**Project Name**	Section 108 Loan Repayment - Hagemann Farm
	Target Area	City-wide
	Goals Supported	Public Facilities
	Needs Addressed	Community Development
	Funding	CDBG: $96,593
	Description	Funds will be used to pay principal and interest installments on loan used to acquire Hagemann Farm.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	455 Olivina Ave, Livermore, CA 94551
	Planned Activities	Planned repayment of Section 108 loan principal and interest
10	**Project Name**	Section 108 Loan Repayment - 141 - 149 N. Livermore
	Target Area	City-wide
	Goals Supported	Public Facilities
	Needs Addressed	Community Development
	Funding	CDBG: $37,248

	Description	Funds will be used to pay principal and interest installments on loan used to acquire 141 - 149 N. Livermore.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	141-149 N Livermore AveLivermore, CA 94550
	Planned Activities	Planned repayment of Section 108 loan principal and interest
11	**Project Name**	Administration: Support and Expand Community Services
	Target Area	City-wide
	Goals Supported	Rental Assistance Public Services Public Facilities
	Needs Addressed	Housing Homeless Supportive Housing Community Development
	Funding	CDBG: $87,263
	Description	Administration: Support and expand community services.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Administration: Support and expand community services.

	Planned Activities	Administration: Support and expand community services.

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 168 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

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

Introduction

This section describes actions that the City of Livermore plans to undertake in FY 2020-2021 and during the Consolidated Plan period (FY 2020-2024) to address the priority needs of the underserved residents of Livermore.

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

Incidences of lead paint that come to the City's attention are addressed for low-income residents through the City's Housing Rehabilitation Program, currently administered by Habitat for Humanity of the East Bay. The program will also continue referring community members to services provided by the Alameda County Healthy Homes program.

Actions planned to reduce the number of poverty-level families

The City of Livermore places a high value on the efforts and services that focus on preventing and reducing the number of community members experiencing poverty. The City and its partners coordinate on a diverse range of programs and services to support families living in poverty, including the Multi-Service Center. In addition to HUD CDBG and HOME funds, Livermore utilizes local funding sources to improve the lives of low-income families through its Housing and Human Services Grants program.

The City of Livermore will also continue participating in the Tri-Valley Anti-Poverty Collaborative, which brings together local jurisdictions, philanthropic institutions, social service providers, and community leaders to address issues of hidden poverty in the Tri-Valley Area.

The City will also continue to advance local efforts creating employment opportunities for low-income community members that are described in the City’s 2020-2025 Economic Development Strategic Plan and the FY2020-2014 Consolidated Plan Economic Development Market Analysis (MA-45).

Actions planned to develop institutional structure

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

Discussion

Program Specific Requirements

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

Introduction

Two projects typically 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 in FY 2020-2021. The City anticipates receiving $60,000 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.	60,000
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:	**60,000**

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

Attachments

Grantee Unique Appendices

CITY OF LIVERMORE
CITIZEN PARTICIPATION PLAN

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

- Provides for and encourages public participation, particularly of low and moderate income people, people of color, non-English-speaking persons, people with disabilities, seniors, homeless persons, Housing Authority clients;
- Provides community members with reasonable and timely access to local meetings, information and records related to the City's proposed use of Program funds;
- Provides for technical assistance in developing proposals for funding;
- Provides for convenient and accessible public hearings to obtain community member views and questions regarding needs, proposed activities and Program performance;
- Provides for timely written answers to written complaints and grievances; and
- Provides non-English speaking and disabled community members a method for participating in public hearings.
- Provides guidance on public processes during local emergencies

As required by federal regulations 24 CFR Part 91.105, the City of Livermore (the "City") has developed this Citizen Participation Plan (the "Plan") to ensure citizen input informs how the City will use federal funds received annually from the U.S. Department of Housing and Urban Development (HUD). The Plan requires at least two public hearings per year to obtain community member views and to respond to proposals and questions. The Community Development Department/Housing and Human Services Division has primary responsibility for managing the citizen participation process, the development and implementation of programs and the reporting of annual accomplishments referenced in this Citizen Participation Plan.

The following describes actions to be taken by the City of Livermore to ensure that the above requirements are met.

ENCOURAGING PARTICIPATION OF IMPACTED COMMUNITIES

To determine the most appropriate uses of federal funds, the City of Livermore desires to consult community members for whom the funds are designed to serve, particularly low and moderate income people, people of color, non-English-speaking persons, people with disabilities, seniors, homeless persons, Housing Authority clients, and community based organizations.

Who Are Low-Income Residents? Where Are Low-Income Neighborhoods?
To be eligible for program assistance, a family must have an income at or below 80% of adjusted median income (AMI). Annually, HUD publishes income data[1] for Program eligibility, also known as Section 8 Income Limits, by family size. (Updated income limits can always be found on the Alameda County Housing and Community Development website at https://www.acgov.org/cda/hcd/hud-income-rent_limits.htm) Persons whose incomes are at or below 80% AMI, and/or who live in assisted housing and/or a low-income neighborhood are particularly encouraged to become familiar with the purpose and activities of the Program.

How Can Low-Income Residents Participate in the Program?
Low- income residents may participate in the Program by talking or writing directly to the Community Development Department (CDD) Housing and Human Services (HHS) Division about housing and human service's needs; participating in public meetings/hearings to provide feedback on how program funds to benefit low-income residents and/or neighborhoods; and talking or writing directly to the Human Services Division staff regarding the proposed use of program funds, performance and results. Low-income residents also may participate as beneficiaries of the program services offered by City, or by City-funded community-based organizations. Contact information for Human Services Division staff may be obtained by visiting the City website at www.cityoflivermore.net .

REASONABLE AND TIMELY ACCESS TO PROGRAM INFORMATION

How Can Community Members Learn About the Program?
The City is responsible for providing information about CDBG. Requests for specific information regarding the activities, regulation and/or administration of the CDBG program should be directed to Human Services staff, who may be contacted in person or by phone Monday - Friday, 8:30 a.m. to 5:00 p.m. The HHS is located at 1052 South Livermore Ave., Livermore, CA 94550; 5925.960.4580), and 925.960.4104 (TDD).

Alameda County Housing and Community Development (ACHCD) is the lead agency for the consortium of public agencies, which administers HOME funds throughout Alameda County. Information regarding HOME-funded activities in Livermore is available at the City of Livermore Housing and Human Services office located at 1052 South Livermore Ave., Livermore, CA 94550 or by phone at 925.960.4580. For more information regarding the HOME Consortium's Citizen Participation Plan, including public hearings and opportunities to comment on the proposed use of HOME funds, contact ACHCD at 670-5280 (Voice), 265-0253 (TDD).

Citizens are encouraged to review and print available program documents,

including Request for Proposals and proposed and adopted Program Plans and Performance Reports, on the City website at www.cityoflivermore.net.

The City periodically makes information available to citizens through the publication of notices. Copies of public notices also are posted or available on the City's main website www.cityoflivermore.net.

The City also may announce information during the City Council meetings so that citizens have access to this information. City Council meeting materials and videos are available on the City of Livermore's website, www.cityoflivermore.net.

PUBLIC PROCESS FOR DETERMINING PROGRAM FUNDS

Community Needs Identification

The City will hold a community needs meeting once per year prior to releasing any Notice of Funding Availability/Request for Proposal (NOFA/RFP) or publishing a draft Annual or Consolidated Plan for public comment. Current grantees, impacted community members described above, community based organizations, and local agencies will be contacted to solicit their input on the prior grant cycle program outcomes, priority needs of the community, and proposed uses for the anticipated CDBG, HOME and/or other local funding for the upcoming grant cycle. The City will review project outcomes from the prior program year and hold one or more community meetings to assist in the assessment of future needs based on information provided by providers, impacted community members, and consumers of services. The City will then prioritize the needs and submit recommendations for the City Council to adopt and include as a part of the Notice of Funding Availability/Request for Proposal (NOFA/RFP) described below.

Grant Application and Funding Recommendation Process

The application process for each new CDBG and HOME program cycle will begin after the annual community needs process in the late Fall. Human Services staff will prepare a Notice of Funding Availability/Request for Proposals (NOFA/RFP) with the following information:

1. The total amount of federal funds available or anticipated to be available to the City of Livermore for community development and housing activities;
2. The range of activities that may be financed with federal funds;
3. The funding priorities identified in the annual community needs process and adopted by City Council;
4. The objectives set forth by the federal government that must be met to qualify for funding;
5. The procedure to follow for submitting proposals to the City and a brief summary of the entire application process, including a schedule of applicable notices and meetings;
6. Any additional information that City staff determines to be significant to any

particular program year (i.e., new regulations).

The NOFA/RFP will be published and circulated at least thirty (30) days prior to the deadline set for accepting proposals. The NOFA/RFP will be e-mailed to local nonprofit organizations and agencies as well as circulated using methods described in the "Public Notice" section below. Applicants will be required to meet one of the community needs priorities with their proposed projects.

The proposals submitted will be reviewed and evaluated ,and posted for public comment per the process described in subsequent sections of the plan, and submitted to the City Council for review at a public hearing. The City Council will select the projects to be funded and the level of funding for each project.

A draft "Annual Plan" for the new program year will be prepared and published for public comment. The draft profile will be forwarded to Alameda County Housing and Community Development Department for inclusion in the Alameda County HOME Consortium's Annual Action Plan. Upon completion of the review period, City staff will forward all comments to the City Council, with a staff report, requesting a final determination of community needs and selected CDBG and HOME projects. The City Council will review all comments received from citizens regarding the draft profile and approve a final Annual Plan at a public hearing at their regularly scheduled meeting following the end of the comment period.

Award of Funding

Upon final determination by the City Council of the projects to be included in the City's applications for funds, Community Development staff will notify, in writing, all individuals and/or organizations submitting proposals of the action taken by the City Council. Community Development staff will forward the correspondence explaining the City Council's action within fifteen (15) working days of the meeting.

The projects selected by the City Council, in addition to comments from citizens regarding the needs of the community, will be included in the City's Action Plan for the new program year and forwarded to Alameda County Housing and Community Development Office for inclusion in the Annual Action Plan for the Alameda County HOME Consortium. This is forwarded by Alameda County to the San Francisco Office of the U.S. Department of Housing and Urban Development (HUD) prior to the federal deadline.

The City may enter into one or two-year agreements with grantees. Due to the timing of the Federal funding allocations, funding recommendations may be adjusted to increase or decrease proportionately to match the final annual federal funding allocation.

Schedule for Funding Priorities and Recommendations:
The following schedule generally applies to the City's funding priority and application process:

Fall/Winter (September-January):
- Invitation of public comments regarding housing and human services needs;
- Workshops and outreach to identify priority community needs
- Public hearing on housing and human service needs, program performance, and when applicable, proposed program funding
- Notice of Program Funding Availability/Request for Proposals (NOFA/RFP) for CDBG projects (every other year).

Spring: (March-May):
- Invitation of public comments regarding proposed Consolidated Plan and/or Annual Action Plan (30-day comment period)
- Public hearing on proposed Consolidated Plan and/or Annual Action Plan regarding
- City Council approval CDBG projects (every other year)

Summer/Fall (August-September):
- Notice of Program Consolidated Annual Performance Evaluation Report (CAPER) availability for the federally CDBG/HOME funded grants only (15-day comment period)

Additional Funding Opportunities
The City from time to time become aware of additional funds available for allocation. The City may recommend funding of projects proposed by City staff or others already on file with the City. Publication of these and other proposed actions not listed above will be noticed in accordance with the following:
- Notices of public hearings are published at least thirty (30) days in advance of the meeting at which the hearing will take place.
- Invitations for public comments and/or submission of other written materials are published at least fifteen (15) days in advance of the submission deadline.

Citizen Participation Requirements in State of Emergency
The City of Livermore shall comply with all U.S. Department of Housing and Urban Development (HUD) memorandums and notices that transmit citizen participation requirements in the event of a local, state, or national emergency or disaster. In order to secure and access new HUD funding and/or re-allocate existing HUD funding to allow the City to respond to the state of emergency in the most expeditious manner, such HUD memorandums and notices automatically supersede any conflicting provisions of the Citizen Participation Plan, and therefore no formal amendment is required when such emergency memorandums and notices are in effect.

COMMUNITY INPUT REGARDING THE PROGRAMS

Public Comments and Notices

At various times throughout the year, the City will specifically request public comments on various aspects of the CDBG and HOME programs, including development of the Consolidated Plan and Affirmatively Furthering Fair Housing Assessment.

Public hearing announcements, requests for public comment, and the NOFA/RFP will be advertised in one or more of the following methods:

a. Article(s) in the City-wide Newsletter.
b. News releases to local media outlets, including non-English media organizations.
c. Paid advertisements in the local newspaper(s), including non-English language publications.
d. Social media targeting impacted communities
e. Email announcements to participants of programs serving impacted communities

All notices will be published in easily readable type and every effort will be made to ensure notices are accessible to impacted community members, people with disabilities, and non-English speakers.

The City will maintain an attitude of openness and helpfulness in order to encourage public response through an atmosphere of mutual cooperation. Community members may comment orally at a public hearing described below or in writing directly to the City at the address stated in the public notice.

The City Council will consider oral and written citizen comments on all aspects of the Program prior to Council actions. A summary of public comments will be attached to the related Program documents as adopted by the City Council. Records of oral and written comments are retained by the City for a minimum of five (5) years.

The City will record the following items of comment in its annual performance report(s):

a. Copies of all comments submitted, throughout the year, by citizens in regard to the City's performance.
b. A summary of any actions taken in response to the comments received.

Public Hearings

The City of Livermore will hold two public hearings a year in conjunction with City Council meetings for the purpose of soliciting community input regarding:

1. Human Services needs and program performance; and
2. The City's Five-Year Consolidated Plan, Annual Action Plan for the CDBG and HOME programs.

The Livermore City Council meets on the 2nd and 4th Monday of each month beginning at 7:00 p.m. Public hearings will be noticed at least two weeks prior to the scheduled meeting using methods described in the prior section. Public hearings and other City-related items to be considered by the City Council are identified in the meeting agenda, which is available from the City Clerk's office (City Hall, 1052 South Livermore Avenue, 2nd floor). An agenda is posted on the bulletin board outside of City Hall and on the bulletin board at the meeting site and can be accessed on the City's website: www.cityoflivermore.net

The City Council meets at the Council Chambers on Pacific Ave. The City Hall is on a major bus line and has public bicycle, automobile and disabled parking immediately adjacent to the building. City efforts to make public hearings accessible to non-English speakers and people with disabilities are described in subsequent sections.

Plan Amendments:

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

- A variation of $10,000 or more than 25% of the funded amount (whichever is greater);
- A 50% or greater variation in the quantifiable objectives of the activity (such as number of persons served, units of service, linear feet of concrete, etc.);
- A change in the goal(s) of the activity (such as job creation, acquisition of a facility, provision of child care);
- The City publishes notices announcing proposed amendments to the Consolidated Plan and Annual Action Plan. Citizens' comments (30-day comment period) regarding these amendments are considered by the City Council during deliberations on the proposed amendments.

TECHNICAL ASSISTANCE TO LOW- AND MODERATE-INCOME GROUPS

What Assistance is Available to Help Groups Develop Proposals for Funding?
The City's and/or the grantee's designee Request for Proposals (RFP) provides detailed information regarding Program rules and eligibility and includes instructions for completing the proposal form. The City and/or the grantee's designee formally requests program proposals through a published notice, which includes the schedule for submission and possible funding. Proposals are accepted, evaluated by the Human Services Commission, and may be recommended to the City Council for partial or full funding per the published schedule. RFP's are released annually or every other year depending on funding needs.

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

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

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

DISPLACEMENT MINIMIZATION

It is the intent of the City of Livermore to avoid, whenever possible, the involuntary displacement of any family, household, individual, business or non-profit organization as a result of acquisition, rehabilitation or demolition activity funded through the CDBG or HOME programs.

As a general rule and under routine circumstances, the City will not undertake any CDBG or HOME project which will result in the involuntary displacement of low/moderate income households from their homes. If, however, involuntary displacement does, in fact, occur as an unanticipated result of any activity funded by CDBG or HOME funds (or an activity which is not funded by CDBG or HOME funds, but part of a larger CDBG or HOME funded project), the City will adhere to its approved "Residential Relocation Plan" to provide assistance to the displaced households.

TIMELY WRITTEN ANSWERS TO WRITTEN COMPLAINTS AND GRIEVANCES

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

NON-DISCRIMINATION POLICY

The City of Livermore encourages people of color, women, and people with disabilities to participate in the planning and implementation of, and to seek CDBG funding from the City. Pursuant to Title II of the Americans with Disabilities Act (ADA) (Codified at 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the City of Livermore does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities. To arrange an accommodation in order to participate in this public meeting, please contact the ADA coordinator at adacoordinator@cityoflivermore.net or call (925) 960-4170 (voice) or (925) 960-4104 (TDD) at least three (3) business days in advance of the meeting.

LANGUAGE ACCESS

To maximize public participation, the City will work with organizations, local leaders, and media outlets serving non-English speaking communities. The City will make every effort to create multilingual and culturally relevant outreach materials for public participation processes.

How Can Non-English Speaking Residents Participate in Public Hearings?
The City of Livermore has a network of employees speaking some 40 languages who can act as interpreters for residents seeking information regarding programs. If notified at least five business days in advance that non-English speaking residents wish to participate in a public hearing for CDBG-funded programs, the City will arrange to have an interpreter present. Please contact City at 925.960.4580 (Voice) 925.960.4104 (TDD). If a significant number of non-English speaking residents are expected to participate at a public hearing, the City will make every effort to accommodate them through the translation of meeting materials, use of bilingual City staff, and/or by hiring a translator for the meeting.

PROVISIONS FOR PERSONS WITH DISABILITIES

If notified at least two business days in advance that person(s) with disabilities will need assistance to participate in a public hearing concerning CDBG-funded programs, the City will arrange to have an interpreter, reader, or aide available as needed. Accessible seating for persons with disabilities (including those using wheelchairs) is available. Minutes of the meeting are available in enlarged print. Audiotapes of the meeting are available upon request. Please contact the City at 925.9604580 (Voice), 925.960.4104 (TDD) at least five business days before the meeting to request any other reasonable accommodations that may be necessary.

PUBLIC PARTICIPATION DURING LOCAL EMERGENCIES

During local emergencies, the City may conduct public hearings virtually, shorten public comment periods, and modify participation processes per guidance and permission from HUD. Virtual community meetings and public hearings will be held using an accessible platform that allows for the City to respond to questions from the public in real time.

Grantee SF-424's and Certification(s)

20-277

CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

☐ **This certification does not apply.**
☒ **This certification is applicable.**

NON-STATE GOVERNMENT CERTIFICATIONS

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

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

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

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

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

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

8. 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;
9. 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
10. 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

6/23/20

Date

APPROVED AS TO FORM:

Marc Roberts

Name

City Manager

Title

1052 S. Livermore Avenue

Address

Livermore, CA 94550

City/State/Zip

925.960.4051

Telephone Number

Jurisdiction

☐ **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:

11. 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);

12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2020, 2021, 2022, (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;

13. 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:

14. 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

15. 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;

Jurisdiction

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

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

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

Signature/Authorized Official

6/23/20
Date

Marc Roberts
Name

City Manager
Title

1052 S. Livermore Avenue
Address

Livermore, CA 94550
City/State/Zip

925.960.4051
Telephone Number

APPROVED AS TO FORM:

Jurisdiction

☒ **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

Jurisdiction

☐ 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

6/23/20
Date

APPROVED AS TO FORM:

Marc Roberts
Name

City Manager
Title

1052. S. Livermore Ave
Address

Livermore, CA 94550
City/State/Zip

925.960.4051
Telephone Number

Jurisdiction

☒ **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

Jurisdiction

☒ **This certification does not apply.**
☐ **This certification is applicable.**

ESG Certifications

I, , Chief Executive Officer of **Error! Not a valid link.**, 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 acts as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

Jurisdiction

☐ 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
City of Livermore	1052 S. Livermore Ave.	Livermore	Alameda	CA	94550

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

Jurisdiction

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. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

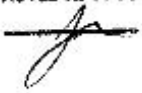


Signature/Authorized Official

6/23/20

Date

APPROVED AS TO FORM:



Marc Roberts

Name

City Manager

Title

1052 S. Livermore Avenue

Address

Livermore, CA 94550

City/State/Zip

925.960.4051

Telephone Number

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	City of Livermore, California

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS
94-6000459	0961685640000

d. Address:

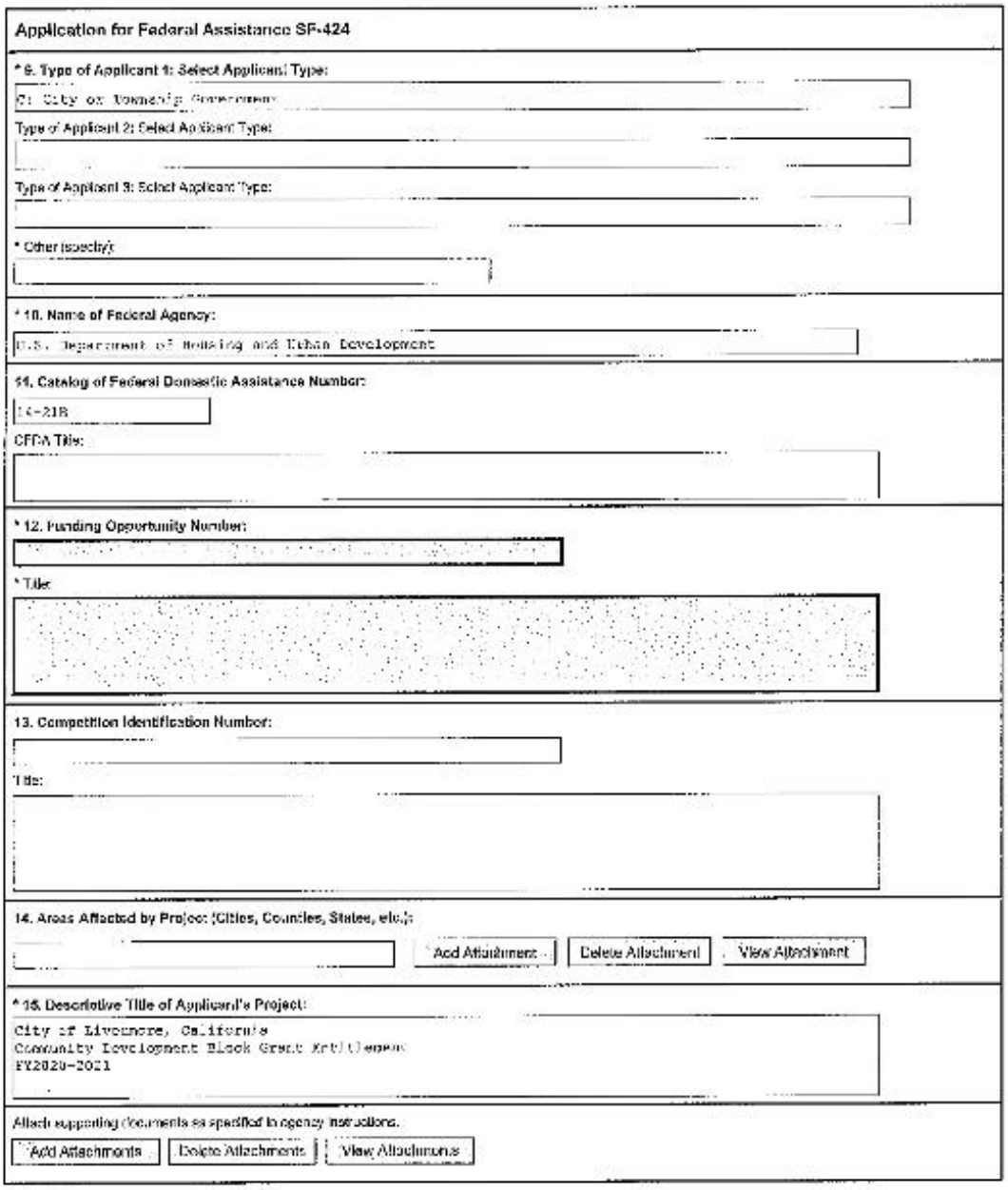
* Street1:	1052 S. Livermore Avenue
Street2:	
* City:	Livermore
County/Parish:	
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	94550-4899

e. Organizational Unit:

Department Name:	Division Name:

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

Prefix:	* First Name: [redacted]
Middle Name:	
* Last Name:	Young
Suffix:	
Title:	Human Services Program Manager
Organizational Affiliation:	
* Telephone Number:	925.960.4806
Fax Number:	
* Email:	cityoflivermore.net



Application for Federal Assistance SF-424

* 6. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Livermore, California
Community Development Block Grant Activities
FY2020-2021

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 10 * b. Program/Project: 10

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020 * b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	436,603.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	436,603.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: 925.560.4091 Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: 6/23/20

APPROVED AS TO FORM:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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

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

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

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

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

APPROVED AS TO FORM:

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Marc Roberts	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Livermore	6/25/20

SF 424D (Rev. 7-97) Back

Appendix - Alternate/Local Data Sources

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Draft FY 20-24 5-Year Consolidated Plan (Con Plan) identifies the housing & community development needs in San Leandro & outlines the strategies for meeting those needs. It updates the existing FY 20-24 5-Year Con Plan. The Draft FY 20-21 Annual Action Plan (AAP) represents the first year of the FY 20-24 Con Plan & implements the strategies through the use of Community Development Block Grant (CDBG) & Home Investment Partnership (HOME) funds from the U.S. Department of Housing & Urban Development (HUD).

The City participates in the Alameda County HOME Consortium, which is made up of Alameda County & Alameda County cities, excluding Berkeley & Oakland. The City must apply to Alameda County to receive its annual share of HOME funding. The County serves as the lead agency for the Consortium & the HOME Program & is responsible for submittal to HUD of the AAP documents on behalf of the entire Consortium.

There are 3 major goals identified for the funds under the Housing & Community Development Act from which the CDBG Program originated: 1) Provide decent housing by increasing & maintaining the supply of affordable housing for low-income & special needs populations, including the homeless, 2) Create a suitable living environment through neighborhood revitalization & improvements to public facilities & services, & 3) Expand economic opportunities for lower income households.

CDBG funds must be used to meet 1 of 3 national objectives: 1) benefit low- & moderate-income persons, 2) aid in the prevention of slum & blight, or 3) meet an urgent need. Even if a project is suitable for one of the City's eligible categories, it must also pass the low- & moderate-income benefit test (at least 51% of the beneficiaries have incomes <80% of the AMI or a project benefits an area with a majority of low-moderate income people).

HOME funds must be used to provide housing opportunities for low- & moderate-income persons.

HUD’s CDBG allocation to the City was announced on February 14, 2020. The FY 20-21 CDBG allocation is $768,310 for CDBG & represents an increase of 8.5% from last year’s amount ($707,517). The FY 20-21

HOME funding amount increased 7.5% from last year's pro-rata share from the HOME consortium of $221,998 to a total allocation of $238,792. HOME funds are available for general administration & affordable housing projects as part of the HOME Consortium.

The Coronavirus Aid, Relief, & Economic Security Act (CARES Act), Public Law 116-136 was adopted & authorized on March 27, 2020. In April 2020, HUD awarded the City of San Leandro $451,972 in CDBG-Corona Virus (CDBG-CV) Round I funds to prevent, prepare for, & respond to COVID-19. In a letter dated September 11, 2020, HUD notified the City of San Leandro that it had received an additional $711,206 in CDBG-CV Round III CARES Act funds. The CARES Act allows for reimbursement of costs incurred prior to the date of enactment of this legislation in addition to removal of the spending caps normally in place for Public Services expenditures as long as those costs are in response to COVID-19. (Note that the removal of Public Services expenditure caps are only allowed for the 19-20 & 20-21 AAP Program Years.) The CARES Act allows HUD to waive or specify alternative requirements to expedite distribution of funding in response to COVID-19. HUD issued guidance that allows cities to shorten the public comment period for amending prior 5-Year Con Plans or AAPs to expedite the use of CDBG & CDBG-CV funds. These changes are reflected in Amendments to the Citizen Participation Plan that were adopted in tandem with this document.

Additionally the City of San Leandro is documenting COVID-19 as an Urgent Need National Objective. Included with this Con Plan and the FY 20-21 AAP this Certification of Urgent Need.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City's Con Plan is divided into 6 Priority Needs areas. The following section provides a brief overview of the proposed needs, objectives and activities in the Con Plan.

Affordable Housing Needs

In the Con Plan, the City proposes to take actions to address the need for affordable housing. The City will continue to allocate CDBG funds for fair housing services and to preserve affordable housing, primarily through the Single-Family Housing Rehabilitation Grant Program. When available, HOME funds will be used for affordable rental or ownership housing projects, including new construction or acquisition and rehabilitation.

Homeless Assistance and Prevention Services Needs

Homelessness remains one of the most difficult problems facing Alameda County. The January 2019 Point-in-Time (PIT) Count found that there were 8,022 people experiencing homelessness—this is nearly double what was found in the 2015 PIT Count. For the City the count nearly quadrupled since 2017 from 109 to 418 persons experiencing homelessness.

The City 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.

In formerly homeless persons who need affordable housing also benefit from available support services. The City intends to use available HOME funds for transitional or permanent supportive housing projects serving residents with special needs.

Community Development Needs - Economic Development

If feasible, the City may seek to allocate CDBG funds to provide loans to eligible small businesses for property upgrades. Again, if feasible, CDBG funds may be used to develop and implement a neighborhood strategy or plan for commercial corridor revitalization. Historically, the City has focused CDBG allocations on public services, capital improvements and affordable housing needs due to greater demand for those needs.

Community Development Needs - Public Services

The City proposes to continue providing operational grants to non-profit social services providers serving residents. During the next five years, the priorities for CDBG funding will likely include basic needs programs for low-income individuals and families, meal delivery to homebound seniors, and shelter programs. Consistent with HUD regulations, the City cannot commit more than 15% of its annual CDBG allocation (plus any CDBG generated program income) toward public services.

Other sub-populations in Alameda County with high needs are persons with physical or mental disabilities and seniors who need affordable housing integrated with available support services. The City intends to use available HOME funds for transitional or permanent supportive housing projects serving residents with special needs.

Community Development Needs - Public Facilities & Improvements

Over the next five years, the City will use available CDBG funds to fund ADA improvements to public facilities, install ADA curb ramps, and assist non-profit social service agencies with necessary facility improvements. The City will also use CDBG funds for principal and interests payments in accordance to the repayment schedule for a $2.5 million HUD Section 108 Loan used to build the senior center.

COVID-19 Pandemic Response

This priority need is primarily for those instances where CARES Act and other federal stimulus funding will be used to address the COVID-19 pandemic response.

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 2020-2024 Consolidated Plan period (July 1, 2015 through June 30, 2020) 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

The Con Plan regulations provide guidelines for the City to develop a Citizen Participation Plan that governs the public input and noticing process for creating the Con 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 Con Plan and 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 21st and 29th of 2020. These meetings were advertised through many outlets including the City website, Twitter, "San Leandro NEXT," Nextdoor.com, the City's Facebook page, posted flyers at venues such as City Hall, public libraries, and community centers, emailed to the City Manager's "Weekly Update" list serve (circulation approximately 500 addresses including City employees, Board & Commissioners, City Council Members, and the San Leandro Unified School District employees). A press release to the City's local newspaper *San Leandro Times* prompted a news article further increasing citizen participation and input. 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. Finally, staff presented the information on the Con Plan process to three City Commissions: Senior Commission (1/16/2020), Recreation and Parks Commission (2/5/2020), and the Human Services Commission (2/26/2020). A Priority Needs survey was distributed to participants of the two (2) City-wide public meetings in addition to being distributed to the above Commission members. Surveys were available both in paper format as well as online. 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 229 survey responses (14 paper survey responses and 215 surveymonkey.com responses).

Notice of the availability of the Draft Con Plan for a 30-day public comment period was published in the East Bay Daily Review newspaper on February 20, 2020. The City Council held a public hearing on March 16, 2020 to receive initial public input on the draft Con Plan and draft Annual Action Plan and to begin

the 30-day comment period from March 17 through April 17, 2020. 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 June 15, 2020 public hearing will be published in a locally circulated newspaper East Bay Daily Review on June 5, 2020. The Council will hold a public hearing on the final version of the Five Year Con Plan and the Annual Action Plan on June 15, 2020 City Council Meeting.

5. Summary of public comments

The public comment period commenced on March 17 through April 17, 2020. In the final version of this document, this section will be updated with public comments received.

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

Not applicable.

7. Summary

As with the previous Consolidated Planning 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 2020-2024 Consolidated Plan.

Attachment C:

City of San Leandro Justification of Urgent Need

The U. S. Department of Housing and Urban Development's CDBG regulations require the following documentation to utilize CDBG funds under the Urgent Need National Objective. Further, the Urgent Need Certification must be provided to HUD with the Consolidated Plan/Annual Action Plan for the year of the Urgent Need activitiy(ies). This documentation and evidence the City certified that the CDBG activity was designed to address the urgent need must be maintained as part of the permanent CDBG records for the activity(ies).

1. **Describe the condition that was addressed, showing the nature and degree of seriousness of the threat it posed.**
   The COVID-19 virus was first identified in Wuhan China in November 2019. First positive cases of the virus in the United States and in California were found in January 2020. As the virus started to spread globally, the World Health Organization (WHO) declared a COVID-19 pandemic on March 11, 2020. At that time, it had been identified in 113 countries.

   On the date this Substantial Amendment was drafted (May 24, 2020), 92,721 California residents had tested positive, and 3,774 had died as a result of the virus. Of those, 2,760 were Alameda County residents (positive test), and 92 had lost their lives.[1]

   The COVID-19 virus has had a devastating effect globally. It has caused businesses to close, jobs to be lost, finances to be stretched, and general feelings of anxiety and fear. With the City's addition of an Urgent Need activity (allowing for the possible support for oversight and services and infrastructure dedicated to COVID-19 response), the City may address these needs when other resources are not available and needed by the Alameda County Department of Public Health.

2. **Information on the timing of the development of the serious condition.**

   See above.

3. **Evidence that the grantee certified that the CDBG activity was designed to address the urgent need.**

   The Urgent Need Certification will be made a part of the activity(ies) files as needed.

4. **Evidence confirming that the other financial resources to alleviate the need were not available.**

   The availability of other financial resources will be reviewed and certification made as to availability prior to approving the use of CDBG, CDBG-CV, any other stimulus allocations to the City. The review and certification will be made part of the activity(ies) files.

[1] California Department of Public Health, COVID-19 Updates, "COVID-19 by the Numbers" website: https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/Immunization/ncov2019.aspx#COVID-19%20by%20the%20Numbers and Johns Hopkins University & Medicine, Coronavirus Resource Center website: https://coronavirus.jhu.edu/us-map.

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	Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 169– Responsible Agencies

Narrative

The City of San Leandro is the Lead Agency for the United States Department of Housing & Urban Development (HUD) Community Development Block Grant (CDBG) Program. The City's Senior Housing Specialist in the Community Development Department Housing Services Division is responsible for administering the CDBG program, which includes developing the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPERs), and is the liaison to Alameda County for matters related to the HOME Investment Partnerships (HOME program) (the City of San Leandro is a member of the Alameda County HOME Consortium).

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The FY 2020-2024 Con Plan is an important document for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Con Plan focuses attention on housing and community development needs and resources available to meet these needs.

Additionally, in response to COVID-19, this added section documents the interagency coordination, consultation, and public participation that informs the Substantial Amendment to five year Consolidated Plan. Those consultations began once the City complied with the Alameda County Shelter-In-Place order issued on March 16, 2020. City staff, including the City's Office of Emergency Management staff, have been in frequent consultation with the Alameda County Department of Public Health to consult on the nature of the need in the County for which CDBG-CV funds are to be used. Additionally, non-profit agencies currently operating homeless shelters and providing services San Leandro's low-moderate-income residents have been consulted to determine the highest and best needs for the CDBG-CV funds.

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 Con Plan will be prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from HOME Consortium members, meets bi-monthly to provide policy input into the Con Planning process.

The City will continue to administer CDBG, HOME, and local funds to provide housing programs, public service assistance, capital improvements, and economic development activities for eligible residents and neighborhoods. Housing-related activities are coordinated among City divisions, including Planning and Housing Services. The City also coordinates with Alameda County, HOME Consortium members, 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, tenant/landlord counseling and legal services, and first-time homebuyer services. The City staff will continue to work closely with local non-profit agencies, the County, and 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 residents, and will continue support for the HACA in its efforts to maintain the current level of vouchers for eligible San Leandrans.

Since 2010, public services have been supported by CDBG funds and General Funds through the Community Assistance Grant Program (CAP). Efforts will continue to include the Human Services Commission (HSC) and non-profit agencies to improve and evaluate the needs assessment and funding process. The City's Recreation and Human Services Department hired Urban Strategies Council to conduct a Human Services Gap Analysis that was completed in April 2017. In October 2018, Staff proposed to City Council targeted areas of implementation based on the Gap Analysis and have proceeded to use it to prioritize expenditures of CDBG and CAP funds. Gaps were identified in the following services offered to residents: high-level mental and behavioral health needs, child and family enrollment in CalFresh, cuts to critical safety net programs, and domestic and intimate partner violence.

CDBG funds are expected to be made available for City-initiated and/or non-profit capital improvement projects. If feasible, non-profit improvements will be coordinated within the City's Planning, Building & Safety Services, Engineering & Transportation, Public Works Departments, and the City Council.

Commercial revitalization efforts, will continue through Economic Development (ED) staff. ED staff work closely with CDBG staff, local business organizations (such as the Chamber of Commerce and Downtown Business Association), surrounding communities, and various other economic development organizations to better address and determine the City's future economic and job needs.

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

EveryOne Home is the Alameda County-wide Continuum of Care coordinating agency working to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS. The first County-wide planning efforts began in 2004 that resulted in the EveryOne Home Plan. 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. In 2018 EveryOne Home completed the Strategic Update to this plan that has been endorsed and/or adopted by 136 Cities, other Governmental Agencies and non-profit organizations.

The original vision for the EveryOne Home Plan was a comprehensive region-wide solution to end homelessness by 2020. The 2018 update identified extenuating circumstances that required a revisit of the Plan including shortages of affordable housing, gentrification, disparities in opportunities for all with regard to income, deinstitutionalization, and an inadequate social safety net are among many of the factors contributing to the recent increases in homelessness. 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.

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. 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 standards for assistance are documented in the Alameda County Housing Crisis Response System Manual. In addition, Alameda County adopted standards for the operation of emergency shelters and all shelters funded with County general funds and ESG funds are expected to comply with those standards. Those standards include accepting persons referred by coordinated entry with no sobriety or income requirements for receiving ESG assistance.

Alameda County has a centralized coordinated assessment system that meets HUD's requirements. Households experiencing a housing crisis can request assistance through several access points. Most commonly households access coordinated entry through 211. Alameda County 211 assess the household, determines literal homelessness and makes a warm handoff to the appropriate Housing Resource Center (HRC). HRCs have weekly drop in hours, scheduled appointments, and 24 hour telephone message services to expand access to coordinated entry. Homeless households experiencing unsheltered homelessness also access the coordinated entry system through street outreach teams, contact their regional housing resource center.

In all cases households are screened for safety and referred to 911 or domestic violence (DV) services as appropriate. All victims of domestic violence, stalking, sexual assault, and/or trafficking, have the option of accessing supports through the domestic violence service system and/or the homeless housing crisis response system as well. After the safety screening, the access point provides the housing crisis screening to better understand the household's living situation. All households experiencing a housing crisis are offered housing problem solving to identify the household's own resources as well as links to mainstream legal or economic supports that may be available to resolve the housing crisis. Households who are literally homeless are then offered the opportunity to be assessed and prioritized for housing and services intervention.

All populations are assessed using a standard assessment, which ensures transparent and fair prioritization across the housing crisis response system. Assessment data and results are part of the client's HMIS record. Prioritization is used to match all Permanent Supportive Housing, Rapid Re-

Housing, and Housing Navigation resources, with resources being offered to eligible households who are assessed as most vulnerable and confronting the highest barriers to housing. The prioritization is also used to fill year-round Emergency Shelter and Transitional Housing beds. These programs attempt to fill shelter beds with the highest vulnerability households, but may broaden the parameters to ensure that crisis beds are fully utilized. Nonetheless, the CoC has seen an increase in the proportion of chronically homeless persons and households served in emergency shelter and transitional housing programs.

All households regardless of assessment scores receive housing problem solving assistance at the time of initial contact. Homeless households also have access to housing workshops and legal assistance to keep or obtain housing. All Continuum of Care, ESG, VASH and SSVF funded projects, as well as those funded with state and local resources, are required to report their vacancies to the coordinated entry system and fill them with households referred by coordinated entry.

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 170– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	City of San Leandro Senior Commission
	Agency/Group/Organization Type	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?	On January 16, 2020 staff presented the information on the Consolidated Planning process to the Senior Commission and requested feedback on the 5 Year Consolidated Plan Priority Needs with regard to public services.
2	**Agency/Group/Organization**	City of San Leandro Recreation and Parks Commission
	Agency/Group/Organization Type	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?	On February 5, 2020 staff presented the information on the Consolidated Planning process to the Recreation and Parks Commission and requested feedback on the 5 Year Consolidated Plan Priority Needs with regard to public services.
3	**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?	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?	On February 26, 2020 staff presented the information on the Consolidated Planning process to the Human Services Commission and requested feedback on the 5 Year Consolidated Plan Priority Needs with regard to public services.

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

The City made efforts 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	Alameda County-wide plan to address homelessness, HIV/AIDS housing & services, rapid rehousing and those activities to eliminate homelessnes.
Housing Element	City of San Leandro, Community Development Department, Housing Division	The City of San Leandro's Housing Element for 2015-2023 provides direction on the production of new market-rate and affordable homes and guides the city's housing programs and activities. It includes policies and actions related to new construction and rehabilitation, affordable housing development, first-time homebuyer programs, housing for seniors and others with special needs and fair housing practices in San Leandro.
Human Services Gap Analysis	City of San Leandro, Recreation and Human Services Department	Completed in April 2017, the Human Services Gap Analysis report provides an analysis of human service needs, current human services assets with the City of San Leandro and region and areas of unmet need. The purpose of the analysis and policy recommendations is to inform the development of priorities and criteria for the City's human services program direction and decisions.
2019 Alameda County Homeless Point in Time Census	EveryOne Home	Homeless population census and analysis of existing need.
2017 Local Hazard Mitigation Plan	City of San Leandro Community Development Department	Under the San Leandro General Plan 2035 adopted by City Council in 2016, there were two sections added: emergency preparedness and hazard mitigation. The 2017 Local Hazard Mitigation Plan is an effort by the City to address these important issues in the City Planning efforts.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
San Leandro Climate Hazard Assessment (May 22, 201	City of San Leandro Public Works Department	In response to Senate Bill No. 379 - Land Use: general plan: safety element (Jackson), this report informs that public on the City's effort to incorporate climate hazards and adaptation strategies into it local hazard mitigation plan, General Plan Safety Element and other relevant plans such as the Climate Action Plan.
San Leandro ADA Facilities Transition Plan Update	City of San Leandro Engineering and Transportation Department	The 2010 ADA Facilities Transition Plan Update is the City of San Leandro's effort to comply with the American with Disabilities Act (ADA) that requires the City to reasonably modify its policies, practices, or procedures to avoid discrimination against people with disabilities. The report identifies physical barriers to accessibility in City-owned facilities and how the City may remove those barriers to facilitate the opportunity of access to all individuals.

Table 171– 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 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, met to coordinate planning efforts for the adoption of the Consolidated Planning cycle starting July 1, 2020 through June 30, 2025 and the Annual Action Plan for FY 2020-2021.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

HUD Con Plan regulations provide guidelines for the City to develop a Citizen Participation Plan that governs the public input & noticing process for creating the Con Plan & subsequent AAPs. The goal of the Citizen Participation Plan is to encourage broader public involvement in the planning & allocation of CDBG & HOME funds & implementation of related programs. A minimum of 2 public hearings are required with at least 1 hearing to be held before the proposed Con Plan & Proposed AAP are published for public comment.

The City conducted 2 community meetings in geographically dispersed locations to enable more citizens to attend the meetings. They were held on 1/21/20 & 1/29/20. These meetings were advertised through many outlets including the City website, Twitter, "San Leandro NEXT," Nextdoor.com, the City's Facebook page, posted flyers at venues such as City Hall, public libraries, & community centers, emailed to the City's "Weekly Update" list serve. A press release to the City's local newspaper *San Leandro Times* prompted a news article further increasing citizen participation & input. In addition, public service providers & other organizations on the CDBG mailing list, the City's homeowners associations, & other interested parties & individuals were notified of the community meetings via both email notices & mailings. The community meetings were held to elicit public comments on what the City's priority needs & objectives should be for the next 5 years. Staff presented the information on the Con Planning process to three City Commissions: Senior Commission (1/16/2020), Recreation & Parks Commission (2/5/2020), & the Human Services Commission (2/26/2020). A Priority Needs survey was distributed to participants of the 2 City-wide public meetings in addition to being distributed to the above Commission members. Surveys were available both in paper format as well as online. 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 area businesses, community-based organizations, BMR property managers, & area school districts. Links to the survey was posted on the City's website to allow those who could not attend the public meetings the opportunity to voice their opinions & concerns regarding needs of the City. Staff received a total of 229 survey responses.

Notice of the availability of the Draft Con Plan for a 30-day public comment period was published in the *East Bay Daily Review* newspaper on 2/20/20. The City Council held a public hearing on 3/16/20 to receive initial public input on the draft Con Plan and draft AAP and to begin the 30-day comment period from 3/17/20 through 4/17/20. On 3/17/20 the California Governor declared a State of Emergency due to the COVID-19 Pandemic and ordered that citizens shelter-in-place. Given this, the draft documents were available for review at the City's and the Library

websites but for a period that extended until 6/15/20, the date of the second public hearing on these proposed plans. The public notice for the second public hearing was published in the *East Bay Daily Review* on 6/5/20. The City Council held the second public hearing on 6/15/20.

Finally, the Emergency Operations Center gathered quantitative and qualitative data from area public health and community service providers to determine the impacts of COVID-19 in San Leandro. Data indicated significant unmet needs in many areas of potential CDBG and CDBG-CV funding categories. The City of San Leandro ultimately decided to use CDBG-CV funds to assist low- and moderate-income households with housing rental assistance.

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	Senior Citizens	Senior Commission Meeting, Thursday January 16, 2020 at 10am at the San Leandro Senior Center (13909 East 14th Street). There were 9 commissioners in attendance, two City staff members, and one member of the public in attendance.	All but one meeting attendee commented on their observed needs in the City of San Leandro.	All comments were accepted.	

2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Persons with disabilities Non-targeted/broad community Homeowner's Associations	The City of San Leandro held two community meetings to present the Five Year Consolidated Planning Process and receive comments on what the public observed as priority needs in the City of San Leandro. This first meeting was located at the Marina Community Center (15301 Wicks Blvd) on January 21, 2020. There were 5 community members in	All but one meeting attendee commented on their observed needs in the City of San Leandro.	All comments were accepted.	

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)
			attendance at the meeting.			

3	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Persons with disabilities Non-targeted/broad community Homeowner's Associations	The City of San Leandro held two community meetings to present the Five Year Consolidated Planning Process and receive comments on what the public observed as priority needs in the City of San Leandro. This second meeting was located at the San Leandro Senior Center (13909 East 14th St). There were 8 community members in attendance at the meeting.	Most meeting attendees commented on their observed needs in the City of San Leandro.	All comments were accepted.	

4	Public Meeting	Non-targeted/broad community	Recreation and Parks Commission Meeting, Wednesday February 5, 2020 at 7pm at the San Leandro City Hall (Sister Cities Conference Room, 835 East 14th Street). There were 9 commissioners in attendance, two youth commissioners, one City staff member and two members of the public in attendance.	A few commissioners commented on their observed needs in the City of San Leandro.	All comments were accepted.	
5	Internet Outreach	Non-targeted/br	The City created a Community	The City has received 229 survey	All comments were accepted.	https://www.sanleandro.org/civicax/filebank/blobdload.aspx?BlobID=31667

		oad community	Priority Needs Survey through the internet portal SurveyMonkey.com. The City also distributed hard copy versions of the survey to the following community locations: San Leandro Senior Center, Marina Community Center, San Leandro Main and all branch libraries, history museum, and affordable housing site managers. Additionally, the City	responses from this website.See URL: FY 2020-2024 Consolidated Plan Priority Needs Survey Results.		

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)
			posted the link to the survey to it's social media accounts on Facebook, Twitter and Nextdoor.			

6	Email Outreach	Non-targeted/broad community	The City distributed via email the link to the Community Priority Needs Survey SurveyMonkey.com website to a wide range of recipients. Email distribution lists included Housing Services Division interested parties, Homeowner's Associations, social service agencies, and everyone who has contacted the City with housing and community development	The City has received 229 survey responses from this website.See URL: FY 2020-2024 Consolidated Plan Priority Needs Survey Results.	All comments were accepted.	https://www.sanleandro.org/civicax/filebank/blobdload.aspx?BlobID=31667

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)
			questions. In total approximately 750 emails were sent a link to this Survey.			

Table 172– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment outlines the City's priority 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. In this Con Plan period, the City will provide CDBG funds only to those projects that address the City's highest priority needs.

The City invited residents, non-profit agencies, and other general public to complete a Priority Needs Survey. The survey was distributed at community meetings, emailed to multiple email distribution lists, posted on the City's website, and online via SurveyMonkey.com.

In all, City staff received a total of 229 survey responses that identified the following highest priority needs: increasing the availability of and preserving existing affordable rental housing, preserving existing homeownership, preventing those currently housed from becoming homeless, and pursuing economic development activities.

Other comments received include the following:

- Installation of security surveillance cameras by the City Police Department;
- Need for childcare facilities;
- Low-Income Owner-occupied Home Rehabilitation Program covered the cost of replacing aging sewer laterals;
- A lawyer at a public interest law firm noted that their organization had received a spike in the number of tenants from the City seeking help at their housing rights clinics;
- A resident commented on the difficulty finding affordable housing and cited Fair Housing concerns and the inadequacy of the legal services available to address their concerns;
- Multiple residents commented on the increase in homelessness and wanted to know what services were available for those residents including if the City is contributing funds to a nearby Safe Parking Program;
- A resident commented on the limitations of the Rent Review and the Tenant Relocation Assistance Ordinances.

In response to COVID-19, a brief Needs Assessment was conducted by the City's Emergency Operations Center and further informed by area social service agencies. As a result of shortages in some areas, combined with loss of income for many households, there has been substantial increase in demand for assistance through public services, especially food banks, meal delivery services, healthcare-related services including for mental health services and support for- and prevention of- domestic violence

services. The rapid increase in demand has left many service providers under-staffed and under-resourced and has added substantial operational costs.

Homelessness response and homelessness prevention has also risen in priority. Many households have been unable to pay rent since the shut-down and shelter-in-place orders were issued in early March 2020. While the City adopted a moratorium on evictions on March 23, 2020, housing costs are still a major concern, particularly for lower-income households who may be at risk of homelessness once the moratorium is lifted. Homelessness prevention is a priority to prevent increase in homelessness as housing protections are lifted.

Public facilities that are accessible and that that provide safe housing for persons experiencing homelessness also a priority. Both temporary and permanent capacity building for city facilities and homeless facilities are priorities.

The ongoing shut-down of businesses has resulted in record unemployment, which severely impacts areas with a higher cost of living and areas already impacted by higher poverty rates. Small businesses have been especially impacted as many do not have the working capital to weather months of mandated shut-down while maintaining payrolls and employment benefits. The need for business support is increasing as the shut-down continues.

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

Describe the jurisdiction's need for Public Facilities:

The City of San Leandro owns a number of different types of facilities including parks and recreation centers, aquatic centers, public libraries, fire stations, a museum, and the San Leandro Senior Center. All of these community assets provide access to improve the population's physical health, resources for information, and displays of local history. They are all important and critical public resources.

Additionally, there are a number of public-serving facilities owned and operated by non-profit agencies including child care and child development centers, youth centers, domestic violence shelters, homeless shelters, and facilities and housing that serve the special needs population.

Both public and non-profit public facilities are well-used and in high demand among the City's residents.

A selection of Public Facility needs identified include:

- City facility infrastructure resilience and accessibility improvements,
- Maintenance and expansion of City recreational facilities (e.g.: adult recreational facilities and youth sports fields such as basketball courts, baseball fields, football fields),
- Homeless shelters,
- Graffiti abatement.

Lastly, the City must dedicate CDBG funds for annually (until FY 2029-2030) 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?

The needs for public facilities have been determined in the following ways: 1) studies and ongoing stewardship of public facilities by City staff, 2) by comments on public facility needs and priorities noted by the members of the City Council and the Mayor, and 3) by responses to the Community Development Department's Priority Needs Survey conducted to gather input for the FY 2020-2024 Consolidated Plan.

The City of San Leandro's Engineering and Transportation Department-Project Development Division provides engineering services in support of various public facilities and provides engineering related services to staff in all City departments. The division implements the City's Capital Improvement Program, which includes contract development, project oversight, and design services for capital projects within the City. This division maintains a prioritization list for capital improvements of City facilities that is reviewed and funded incrementally through the annual budget process approved by City Council.

The City's The 2010 ADA Facilities Transition Plan Update is the City of San Leandro's effort to comply with the American with Disabilities Act (ADA) that requires the City to reasonably modify its policies, practices, or procedures to avoid discrimination against people with disabilities. The report identifies physical barriers to accessibility in City-owned facilities and how the City may remove those barriers to facilitate the opportunity of access to all individuals.

The Community Development Department's Priority Needs Survey solicited comments on community facility infrastructure needs and community infrastructure provided by non-profit social service agencies serving San Leandro residents. 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.

Describe the jurisdiction's need for Public Improvements:

The City of San Leandro's Engineering and Transportation Department and Public Works Department are stewards of significant public infrastructure service the City of San Leandro. With City's population growth and concurrent residential housing construction, booming economy driving a very low commercial building vacancy rates, and proximity to the very strong job centers of Oakland, San Francisco, San Jose and Silicon Valley, there is significant need to maintain the public infrastructure. Both these City Departments maintains important infrastructure such as streets and traffic signals, sidewalks, bicycle lanes, parks, emergency service, sewers, storm drains, water treatment, public buildings, the urban forest, access to the San Francisco Bay through the marina and various boat launches, and a state of the art fiber optic installation. All of this infrastructure requires ongoing stewardship and maintenance that employs a significant workforce with expertise and service provision work ethic.

A selection of Public Improvement needs identified include:

- Improved and added bicycle infrastructure,
- Traffic calming,
- ADA Sidewalk accessibility including curb ramps and sidewalk widening,
- Flood prevention,
- Improved Maintenance and added Street trees.

How were these needs determined?

The needs for public improvements have been determined in the following ways: 1) studies and ongoing stewardship of public infrastructure by City staff, 2) by comments on public infrastructure needs and priorities noted by the members of the City Council and the Mayor, and 3) by responses to the Community Development Department's Priority Needs Survey conducted to gather input for the FY 2020-2024 Consolidated Plan.

The City of San Leandro's Engineering and Transportation Department -Project Development Division provides engineering services in support of various public improvements and provides engineering related services to staff in all City departments. The division implements the City's Capital Improvement Program, which includes contract development, project oversight, and design services for capital projects within the City. This division maintains a prioritization list for capital improvements of City infrastructure that is reviewed and funded incrementally through the annual budget process approved by City Council.

The Community Development Department's Priority Needs Survey solicited comments on neighborhood infrastructure needs within the San Leandro City limits. The City is committed to maintaining and improving public infrastructure and improvements in order to provide important urban infrastructure for the needs of San Leandro residents and commercial businesses operating within the City of San Leandro.

Describe the jurisdiction's need for Public Services:

Public and private resources for services designed for those populations who are economically marginalized and who have high needs (educational, mental health and physical health) are overshadowed by the extreme needs and high demand for these services in the community. The high cost of living and the shrinking safety exacerbate these high-need community members.

The needs for public services have been determined in the following ways: 1) by comments on public service needs and priorities noted in public comments at public meetings, public commissions, and by the members of the City Council and the Mayor, and 2) by responses to the Community Development Department's Priority Needs Survey conducted to gather input for the FY 2020-2024 Consolidated Plan, and 3) the Human Services Gap Analysis completed in April 2017 conducted by the City's Recreation and Human Services Department.

A selection of Public Service needs identified include:

- High-level Mental and Behavioral Health Services,
- Child and Family Enrollment in Cal Fresh,
- Service Gaps with Anticipated Cuts to Social Safety Net Programs (e.g.:
- Domestic and Intimate Partner Violence,
- Services for senior citizens,
- Services for those with physical disabilities,
- Legal Services
- Youth services,
- Financial literacy for adults and youth,
- Job training,

- Crime awareness and prevention,
- Tenant/Landlord Counseling,
- Support for small and local businesses,
- Neighborhood Revitalization,
- City investment in Sustainability and Resiliency.

How were these needs determined?

Since 2010, public services have been primarily supported by CDBG funds and the City General Funds through the Community Assistance Grant Program (CAP). Efforts will continue to include the HSC and non-profit agency directors/members to improve and evaluate the needs assessment and funding process. The City's Recreation and Human Services Department hired Urban Strategies Council to conduct a Human Services Gap Analysis that was completed in April 2017. At the October 1, 2018 City Council meeting Staff proposed targeted areas of implementation based on the Gap Analysis and have proceeded to use it to prioritize expenditures of CDBG and the City's Community Assistance Grant Program (CAP) funds. Gaps were identified in the following services offered to San Leandro residents: high-level mental and behavioral health needs, child and family enrollment in CalFresh, cuts to critical safety net programs, and domestic and intimate partner violence. Efforts will continue to include the HSC and non-profit agency directors/members to improve and further evaluate those programs funded to address these identified gaps in service needs. HSC identifies social service needs in the community, reviews requests for funds, and makes recommendations for City financial support to social service agencies. The 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, the Community Development Department's Priority Needs Survey solicited comments on public service needs by City programs and programs offered by non-profit social service agencies serving San Leandro. 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.

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

San Leandro is located on the east shore of San Francisco Bay approximately 8 miles south of Oakland, 15 miles southeast of San Francisco, and 35 miles north of San Jose. It is the fifth largest of Alameda County's 14 cities in population the sixth largest in number of jobs. It is bounded on the north by Oakland and on the south by the unincorporated communities of San Lorenzo and Ashland. The western edge of the city is defined by San Francisco Bay, while the East Bay hills define the eastern edge.

The Bay Area is one of the most expensive housing markets in the United States though San Leandro has maintained relatively affordable compared to the Bay Area's larger Cities and job centers. The following is an excerpt from the City's Housing Element Needs Assessment and Local Housing Costs for the period 2015-2023 (based on an analysis done using available data as of ~2014).

Home prices and rents in San Leandro have fluctuated at dramatic rates between 1999 and 2014, as they had throughout the Bay Area as a whole. The City experienced a rapid run-up in home prices between 1998-2000, continued price inflation (although at a slower rate) through 2006, a steep and unprecedented decline between 2007-2011, and a rapid increase in 2012-2014.

According to American Community Survey 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) data the current population of the City of San Leandro is 84,950 in approximately 31,360 households. Of those households, there are approximately 55.5% homeowners and 45.5% renters. There are approximately 18,845 households making below the HUD Area Median Family Income (HAMFI) level or approximately 60% of households. For a family of four, the HAMFI is approximately $112,000. Of those households making below HAMFI, 22% have at least one person above the age of 62 years old and 10% have at least one person under the age of 6 years old. The number of households headed by senior citizens and who own and live in their homes is very high compared to the rest of the population in the City—68% compared to the general population of owner-occupied residences.

According to CHAS data 38% of all San Leandro households are "cost burdened" paying more than 30% of their gross income on housing and 18% of households "severely cost burdened" paying more than 50% of their gross income on housing. Renter households have significantly higher cost burden at 48% of households and severe cost burden at 23% of households.

An analysis of housing costs that was conducted for the FY 2015-2019 Consolidated Plan was compared to a survey conducted in the Fall of 2019. Both surveys conducted used local resources (e.g.: Craigslist,

Apartments.com, Trulia, Rent.com, San Leandro Times, and Zillow) and an attempt to use similar data was generally achieved. The following dollar figures have not been adjusted for current year data.

San Leandro Median Rents

- Studio - $ 1,767 (in 2015 = $1,033—an increase of 71%)
- 1-bedroom - $ 1,869 (in 2015 = $1,229—an increase of 52%)
- 2-bedroom - $ 2,235 (in 2015 = $1,375-1,619—an increase between 38% and 63%)
- 3-bedroom - $3,052 (No data from 2015.)

San Leandro Median Home Sales Prices

- Condo/Townhouse - $440,000 (in 2015 = $282,500—an increase of 56%)
- Single-Family - $670,000 (in 2015 = 466,000—an increase of 44%)

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

Introduction

With one of the most diverse populations in California, San Leandro is centrally located in the Bay Area near Oakland international airport, two BART stations, two highways, the Port of Oakland, Silicon Valley, and a highly-skilled workforce.

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	272	0	1	0	-1
Arts, Entertainment, Accommodations	4,748	3,280	13	8	-5
Construction	2,088	4,584	6	11	5
Education and Health Care Services	7,564	10,133	21	24	3
Finance, Insurance, and Real Estate	1,968	1,362	5	3	-2
Information	1,078	595	3	1	-2
Manufacturing	3,546	5,383	10	13	3
Other Services	1,661	1,512	5	4	-1
Professional, Scientific, Management Services	4,659	1,972	13	5	-8
Public Administration	0	0	0	0	0
Retail Trade	4,525	6,805	13	16	3
Transportation and Warehousing	1,869	2,234	5	5	0
Wholesale Trade	2,198	3,675	6	9	3
Total	36,176	41,535	--	--	--

Table 173 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	48,465
Civilian Employed Population 16 years and over	44,515
Unemployment Rate	8.16
Unemployment Rate for Ages 16-24	25.37
Unemployment Rate for Ages 25-65	5.74

Table 174 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	9,650
Farming, fisheries and forestry occupations	2,275
Service	5,045
Sales and office	11,930
Construction, extraction, maintenance and repair	3,449
Production, transportation and material moving	2,650

Table 175 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,500	52%

Travel Time	Number	Percentage
30-59 Minutes	14,660	35%
60 or More Minutes	5,405	13%
Total	***41,565***	***100%***

Table 176 - Travel Time

Data Source: 2011-2015 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	5,340	625	2,360
High school graduate (includes equivalency)	8,640	925	2,770
Some college or Associate's degree	11,390	780	2,375
Bachelor's degree or higher	12,410	545	1,905

Table 177 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	210	665	1,335	2,570	1,665
9th to 12th grade, no diploma	750	645	1,220	1,890	920
High school graduate, GED, or alternative	2,285	3,115	2,605	6,640	3,785
Some college, no degree	3,705	1,965	2,535	5,685	2,210
Associate's degree	125	1,045	1,045	2,270	670
Bachelor's degree	675	3,230	2,570	4,720	1,700

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	10	790	1,390	2,185	1,000

Table 178 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,645
High school graduate (includes equivalency)	31,239
Some college or Associate's degree	39,075
Bachelor's degree	52,152
Graduate or professional degree	73,243

Table 179 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

According to the most recent published U.S. economic census, business activity in San Leandro has shifted since the last 5 Year Consolidated Plan analysis. With the construction of a Kaiser Permanente hospital and related medical center activities, the sector with the highest number of jobs in the City is Education and Health Care Services with over 10,100 jobs. San Leandro continues to have a relatively large blue-collar workforce with 5,383 manufacturing jobs, 4,584 construction jobs and 3,675 wholesale trade jobs. Many of the city's jobs are in relatively low wage sectors. For example, San Leandro has 6,805 retail sales jobs. However, it also supports a growing number of jobs in higher wage sectors, such as professional, scientific and technical services (1,972 jobs), and finance, insurance and real estate (1,362 jobs).

Describe the workforce and infrastructure needs of the business community:

Businesses in San Leandro and across the Bay Area face a number of different pressures and challenges that they must address on an ongoing basis in order to succeed and continue to operate in the area. Despite (or because of) the region's strong economy, businesses face a number of common challenges. As identified in the Comprehensive Economic Development Strategy of the San Francisco Bay Area, the top challenges are related to: housing, workforce training, transportation and infrastructure, business resilience and opportunities, and community health and equity. Among the top concerns expressed by businesses in San Leandro are challenges in hiring and retaining workforce with a low level of region-wide unemployment, finding affordable housing options for employees within reasonable commute distances, and the high costs of doing business, including the high cost of land, high cost of construction and tight construction labor market, and high labor costs due to the high cost of living. While San Leandro has a convenient location for businesses with close proximity to transportation, and a strong physical and business infrastructure, infrastructure challenges that businesses and the City face are related to the aging and heavily trafficked street system and needs to update aging and highly-utilized potable water and electrical infrastructure managed by the East Bay Municipal Utility District and Pacific Gas and Electric.

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.

A recently installed high-speed broadband network—Lit San Leandro—not only improves opportunities of residents and students and improves infrastructure offered within the City limits. Lit San Leandro has made San Leandro an ideal location for both established tech businesses and start-ups to be more productive and successful. San Leandro is actively working to update its municipal infrastructure, with ambitious annual Capital Improvement Plans, including $14 Million of street rehabilitation work beginning in 2018, major updates to the Water Pollution Control Plant, and the installation of new bike lanes and upgrading of traffic signals.

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

Relative to the County and the region, San Leandro has a lower percentage of residents with bachelor's degrees or higher and a higher percentage of residents who did not finish high school. The city also has a higher percentage of residents with a high school degree only. The largest employment sector in the city, Education and Health Care Services, largely requires bachelor's degrees or higher. However, the other largest sectors, Manufacturing, Construction, Wholesale Trade, and Retail Trade do not necessarily require a bachelor's degree for most of their workforce. The data suggests significant opportunities for vocational and workforce development programs, providing a pathway to employment or better jobs for those who did not pursue higher education.

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.

San Leandro participates in various initiatives that support San Leandro's Consolidated Plan by providing the employment training and support to align the city's residents with its employment opportunities.

San Leandro works with the business community, community colleges, local universities, and employment development organizations to address shortages in the local labor market. The City is committed to working with its school districts to increase educational quality and to produce graduates who can fill the more than 12,000 jobs expected to be created in San Leandro over the next 20 years. Programs that help low-wage workers move up career ladders and encourage the growth and retention of skilled workers are strongly encouraged. Such efforts can improve the quality of life for residents and reduce the need for local employers to retain graduates from outside the region to fill jobs that could be filled instead by talented, well-educated San Leandro workers. Other barriers to achievement, including access to the internet, are being addressed through new programs to provide public access to technology through the schools, public libraries, and other community institutions.

San Leandro participates in various Alameda county-wide workforce development initiatives, working with the Alameda County Workforce Development Board, the Eden Area Regional Occupation Programs (ROP), and Chabot College; as well as local programs through the San Leandro Unified School District, Chamber of Commerce, and private/non-profit educational and training providers, such as PilotCity, which connects local students with employers through fellowship and internship programs.

One such initiative is the Career Pathways Trust, 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 implemented 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.

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.

Yes, San Leandro is a part of the Comprehensive Economic Development Strategy for the San Francisco Bay Area, led by the Association of Bay Area Governments (ABAG). More information can be found at https://abag.ca.gov/our-work/land-use/economic-development-district.

The City's highest economic development priority is to support existing businesses, the majority of which are small businesses, so that they can succeed and prosper in San Leandro. San Leandro takes pride in being a "business friendly" city. The City helps businesses with expansion and renovation by providing an efficient, streamlined building permit process for tenant improvements and the construction of new commercial and industrial space. A number of financial assistance programs have been developed to assist local businesses. The Commercial Rehabilitation Program and the Awning, Sign, and Paint Program both provide forgivable loans and help small businesses improve their properties. Loan programs have also been created to help businesses connect to the Lit San Leandro fiber optic network and to facilitate energy efficiency improvements. The City also offers design assistance and professional architectural services to help businesses redesign older commercial spaces.

The City also supports local businesses through transportation investments. Most San Leandro employers are more than a mile from BART, and public transit service between BART and these areas is limited. More than a decade ago, the City facilitated the creation of a Business Improvement District that funds a free shuttle bus (LINKS) connecting local workplaces to BART. LINKS service was significantly expanded in 2015. San Leandro is also investing in streetscape improvements, bike lanes, sidewalks, and other features that make walking and cycling easier in the industrial area and that improve connections to BART and nearby shopping areas.

Discussion

MA-50 Needs and Market Analysis Discussion

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

According to the Department of Housing and Urban Development, Office of Community Planning and Development, CPD Mapping tool there are 21 Census Tracts in the City of San Leandro. Contained within those Census Tracts are 69 Census Blockgroups. Of those Blockgroups, there are 31 that, under the Community Development Block Grant (CDBG) program definition, are Low-Mod Census Blockgroups. The CDBG program defines Low-Mod Census Blockgroups as tract where more than 50% of residents earn 80% or less of the median family income (for a family of 4 this is $112,000). There are a total of 429 Low-Mod Census Blockgroups in Alameda County as a whole. The Census Tracts that contain Low-Mod Census Blockgroups are as follows:

- 4093.00
- 4322.00
- 4324.00
- 4326.00
- 4331.03
- 4331.04
- 4332.00
- 4338.00

HUD Comprehensive Housing Affordability Strategy (CHAS) defines the four main “housing problems” as being 1) overcrowded housing conditions (with more than one person per room), 2) cost burden (paying more than 30% of income toward housing costs, including utilities), 3) housing that lacks complete plumbing facilities, and 4) housing that lacks complete kitchen facilities. Additionally, HUD defines “severe housing problems” as being 1) severely overcrowded housing conditions (with more than one and a half persons per room), 2) severely cost burdened (paying more than 50% of income toward housing costs, including utilities), 3) housing that lacks complete plumbing facilities, and 4) housing that lacks complete kitchen facilities.

According to the CHAS based on American Community Survey 5-Year Estimates for 2011-2015 San Leandro has approximately 31,360 households. Of those households, there are approximately 55.5% homeowners and 45.5% renters. Another common housing problem for households in San Leandro is the percent of gross income paid toward housing costs. According to CHAS data 38% of all San Leandro households are “cost burdened” paying more than 30% of their gross income on housing and 18% of households “severely cost burdened” paying more than 50% of their gross income on housing. Renter households have significantly higher cost burden at 48% of households and severe cost burden at 23% of households. Most all of the Census Tracts with Low-Mod Blockgroups are where households with “housing problems” and “severe housing problems” are concentrated.

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

According to the Affirmatively Furthering Fair Housing mapping tool offered by the Department of Housing and Urban Development, there are no areas in the City of San Leandro where there are concentrations of racial or ethnic minority households.

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

Approximately half of the Low-Mod Census Blockgroups are along the East 14th Street commercial corridor. Four Low-Mod Census Blockgroups are located South West of the Bay Fair BART station with the remaining nine Blockgroups scattered on the borders of West San Leandro's commercial/industrial properties and waterfront. All of the Low-Mod Census Blockgroups are relatively evenly distributed throughout the city. Given this, 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?

There are various community assets interspersed and proximate to all of the Low-Mod Census Blockgroup concentrations. For example, along the East 14th Street commercial corridor there are a number of affordable housing developments, grocery stores, the San Leandro Senior Center, schools, the hospitals and health centers, and the retail commercial center of the Bay Fair Shopping Center. In the Western portion of the City there is the Marina Community Center, a number of parks and sports fields, Marina and Manor Branch Libraries and schools, and retail shopping areas.

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.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

San Leandro has 15 affordable housing developments. While some are newer construction, such as Marea Alta and La Verada, most are older stock built in the 1990s. Many of these homes do not have in-unit wiring, such as Ethernet (i.e., Cat-6) cabling and connectivity jacks that would enable units to be easily connect to broadband service providers. Even newer construction likely does not include in-unit Ethernet cabling. Thus, the need for broadband wiring for affordable affordable housing developments in San Leandro should be considered very high. Such wiring and cabling projects, if funded, would enable multiple providers to service these complexes thereby increasing competition within each of these housing developments, driving down cost for residents. It would also give residents the ability to select from multiple providers instead of being locked into whatever internet service provider currently services the facility.

Efforts to fund cabling for affordable housing developments in San Leandro, along with an accompanying plan to open access to multiple providers to utilize said cabling should be prioritized in any digital inclusion plan put forward in San Leandro.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Broadband competition within the city of San Leandro is healthy. According to statistics cited in the City's Fiber Optics Master Plan, published in 2018, there are 23 internet service providers in the City of San Leandro, including 7 providing residential service, and it is the 23rd most connected City in the state of California.[1]

However, the competition is uneven at more affordable price levels. Also cited in the City's Fiber Master Plan is that 22% of households do not have a broadband service subscription. It is implied that affordability may be a large factor in this outcome.

Thus, while overall broadband competition can be considered healthy in San Leandro, providers offering affordable service rates are not readily available.[2]

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

San Leandro is located on the shoreline of the San Francisco Bay and sits at an average elevation of 56 feet. Located between Oakland and Hayward with a population of about 88,000 people, it is highly urbanized, made up of residential properties with industrial and manufacturing uses in the west, mixed use areas in the southern portions of the city, and the downtown core to the northeast. Due to its geographic span from the Bay into the hills, San Leandro is susceptible to a variety of climate hazards. San Leandro will likely be most affected by the combination of sea level rise, high tides and flooding along the shoreline and throughout the southwest portion of the city, which threaten to limit mobility and damage amenities and industry that are important to San Leandro and the regional economy. However, the most severe impacts will be seen in the long-term, when projected temperature increases and the frequency of very hot days will impact a broader set of the city's assets and population, resulting in greater occurrence of heat related illness.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to the City of San Leandro's Climate Hazard Assessment dated July 2017 and a review of the updated 2018 FEMA flood maps, San Leandro has a significant number of affordable housing assets located in areas that have a one percent and 0.2 percent chance of flooding in a given year. Note that the citywide assets addressed in this report did not consider the City's affordable housing but rather staff reviewed this report and overlaid address data for known affordable housing assets. The section of the report used for this analysis, Climate Hazard Analysis, cited important direct effects of inland flooding that exist for vital community assets.

Areas that have a one percent chance of flooding in a given year include the shoreline and southern edge of the city up to Bay Fair Center. Most critically the largest privately held low income housing tax credit development in the City, half of Lakeside Village property containing a total of 830 housing units affordable to households under 60% of Area Median Income are located in this flood zone. Additionally, Eden Lodge, a non-profit owned and operated housing complex with 143 residential units available to senior citizens is also located in this flood zone. Finally, three of the City's recently rent-regulated privately owned mobile home parks are located in or in very close proximity to the flood zone. This represents approximately 500 mobile homes at-risk of flooding.

The COVID-19 virus was first identified in Wuhan China in November 2019. First positive cases of the virus in the U.S. and in California were found in January 2020. As the virus started to spread globally, the World Health Organization (WHO) declared a COVID-19 pandemic on March 11, 2020. At that time, it had been identified in 113 countries.

On the date this Con Plan was drafted (5/24/20), the State of California reported 92,721 confirmed cases of residents who had tested positive for COVID-19, with 3,774 who had died as a result of the virus. Of those, 2,760 Alameda County residents tested positive for COVID-19 with 92 who had lost their lives (California Department of Public Health, COVID-19 Updates, “COVID-19 by the Numbers” website).

The COVID-19 virus has had a devastating effect globally. It has caused businesses to close, jobs to be lost, finances to be stretched, and general feelings of anxiety and fear. Given this, the City’s seeks to have the option of using the Urgent Need National Objective to allow for support, oversight, services and infrastructure dedicated to COVID-19 response. The City may address these needs when other resources are not available and needed by the County Department of Public Health.

Low- and moderate-income communities are more vulnerable to disease outbreaks than higher-income communities because of their limited access to health care providers, and the fact that being a member of a vulnerable population is associated with being immunocompromised and more vulnerable to infectious disease. California’s governor has requested emergency action from the state Legislature to make funding available for the public response to the outbreak. While the eventual impact of the COVID-19 outbreak is unclear at this stage, it serves as a warning that these events may increase in frequency and severity in coming years.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The U.S. Department of Housing and Urban Development allocates funds to the City of San Leandro as an entitlement jurisdiction for housing and community development activities. These funds are allocated through the Community Development Block Grant (CDBG) program. As a condition of receiving these grant funds, the City prepares a Consolidated Plan to assess the affordable housing and community development needs, and present priorities and strategies for addressing those needs. As a part of this Five-Year planning document is the Annual Action Plan that provides a summary of the actions and activities slated to address those needs. The priority needs and goals of the FY 2020-2024 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.

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

Geographic Area

Table 180 - 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 a specific target area to focus the investment of CDBG funds. The City will continue to fund 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. The City will also continue to fund programs whose headquarters might be located in other jurisdictions so long as the agency receiving CDBG funds serves San Leandro residents.

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

Priority Needs

Table 181 – Priority Needs Summary

1	**Priority Need Name**	Affordable Housing Needs
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	City-Wide
	Associated Goals	Producing & Preserving Affordable Housing Opportun Augmenting Homeless Assistance & Prevention Servic

	Description	To address the need for affordable housing in the City of San Leandro, the Community Development Department's Housing Division 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 exisitng 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	Documented lack of affordable rental housing in the Alameda County. The City historically allocated and will continue allocate CDBG funds to provide fair housing services and preserve affordable housing. The City will use its HOME funds to support the new construction or acquisition/rehabilitation of affordable rental and/or ownership housing.
2	**Priority Need Name**	Homeless Assistance and Prevention Services
	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 Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence

	Geographic Areas Affected	City-Wide
	Associated Goals	Producing & Preserving Affordable Housing Opportun Providing Enhanced Public Services Improving Public Facilities and Infrastructure Augmenting Homeless Assistance & Prevention Servic
	Description	To address the homelessness needs of the City of San Leandro, 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	Reducing homelessness is a high priority for the City of San Leandro and the Alameda County HOME Consortium.
3	**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 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	Providing Enhanced Public Services
	Description	The City will continue to provide operational grants to non-profit social service 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	The City has prioritized the allocation of CDBG funds towards the operational funding for the non-profit social service providers serving San Leandro residents. Assisting San Leandro residents in need is a top priority for the City.
4	**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	Improving Public Facilities and Infrastructure
	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 interest payments for the $2.5 million HUD Section 108 Loan the City used to construct the senior community center.
	Basis for Relative Priority	One of the City's top and high priority is using CDBG funds to both fund ADA improvements and to repay the City's HUD Section 108 Loan. Improving the quality of life in the neighborhoods is also a top priority for the City. There is significant need for and support for public-serving facilities owned and operated by non-profit agencies including child care and child development centers, youth centers, domestic violence shelters, homeless shelters, and facilities and housing that serve the special needs population.
5	**Priority Need Name**	Community Development Needs - Economic Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	

	Associated Goals	Increasing Economic Development Opportunities
	Description	If funding is available, the City may 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	Increased income can improve and increase the quality of life for San Leandro residents. However, due to inadequate CDBG funding, the City is has been unable to prioritize economic development due to the amount of CDBG funding received in recent years.
6	**Priority Need Name**	Covid-19 Pandemic Response
	Priority Level	High
	Population	Other
	Geographic Areas Affected	City-Wide
	Associated Goals	Producing & Preserving Affordable Housing Opportun Providing Enhanced Public Services Improving Public Facilities and Infrastructure Increasing Economic Development Opportunities Augmenting Homeless Assistance & Prevention Servic
	Description	In March of 2020 the Coronavirus pandemic began to impact U.S. communities and projections indicated that elderly, persons with underlying health conditions, and persons without access to housing were at particular risk of infection and death. Communities across the nation, including the State of California, initiated Shelter in Place Orders that encouraged non-essential workers to shelter in their homes, and that shut down all non-essential businesses.
	Basis for Relative Priority	Impacts from the pandemic are expected to spread from health risks from homelessness, needs for additional housing to support persons experiencing homelessness in providing non-congregate shelters to prevent the spread of COVID-19. Additionally, the Shelter-in-Place Orders resulted in mass business shut-downs during the term of the order. The shutdowns impacted non-essential services and resulted in record unemployment. Essential businesses need assistance in preserving jobs during the shelter-in-place order. Businesses that have shut down will need support in re-opening and ramping back up into full operations, including both job retention and job creation efforts.

Narrative (Optional)

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

Introduction

The amount of federal CDBG entitlement funding significantly decreased during the 2010-2015 Consolidated Plan 5-Year planning period. In the 2015-2019 Consolidated 5-Year planning period, as of the 2017 program year, there had been a 5% increase since the 2015 program year. When this analysis is done over a 10-year period from the 2007 program year to the 2017 program year CDBG funds had decreased overall by 12% (note that these amounts have not been adjusted for the current year dollar value). For the HUD program years of 2018-2019 to 2019-2020 there was a year-over-year decrease of 1%. This changes the 10-year analysis (difference between what was received in FY 10-11 to date) to an overall decrease of CDBG fund to 10%.

A note on if the CDBG allocation to San Leandro is not available until after the beginning the City's Fiscal Year starting July 1, 2019. San Leandro wants to ensure that the public service providers do not have an interruption in services offered to the residents of San Leandro. According to the government-wide Uniform Administrative Requirements, Cost Principles and Audit Requirements regulation at 2 CFR § 200, contains language concerning agency approval of pre-award costs. The language at 2 CFR § 200.458 applies to any program that does not have separate provisions concerning authorization of pre-award costs:

2 CFR § 200.458. Pre-award costs are those incurred prior to the effective date of the Federal award directly pursuant to the negotiation and in anticipation of the Federal award where such costs are necessary for efficient and timely performance of the scope of work. Such costs are allowable only to the extent that they would have been allowable if incurred after the date of the Federal award and only with written approval of the Federal awarding agency.

Additionally, San Leandro is aware of the federal regulation citing the total amount of pre-award costs paid during any program year cannot be more than 25 percent of the grant amount for that year or $300,000, whichever is greater.

The Consolidated Plan must identify federal, state and local resources expected to be available to the City of San Leandro to address priority needs and specific objectives identified in the Strategic Plan. In FY 2020-2021 the City of San Leandro will receive an allocation of $768,310. The HOME allocation for the same period $238,792.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	768,193	0	617,689	1,385,882	2,700,000	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households and communities in the City of San Leandro.

Table 182 - 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

CDBG funds will be leveraged with other funding available within the City of San Leandro, the region and the State of California. Local resources include San Leandro's Affordable Housing Trust Fund, the Low/Mod Housing Asset Fund (repayments or income generated by former Redevelopment Agency Assets), General Fund commitments and other non-financial resources. One non-financial resource for affordable housing includes the City's Inclusionary Zoning that requires new residential development to provide a percentage of it residential units be affordable to lower income households. The City's Affordable Housing Trust Fund mainly receives deposits of in-lieu fees when a developer chooses to pay instead of providing inclusionary affordable housing units.

Other regional funding include Alameda County Measure A-1 bond funds. In the Fall of 2016 Alameda County 73% of the voters approved measure A1, a $580 million general obligation bond measure designated to support regional efforts to address the lack of affordable housing.

The City of San Leandro has a base allocation of these funds in the amount of over $10 million that is earmarked for affordable rental housing development in San Leandro.

There are significant efforts both regionally and at the State level to address decreased funding for affordable housing and community development. The 2017-18 Regular Session of the California State Legislature passed two bills (of many other housing-related legislation) seeking to generate funds for new affordable housing production. The Building Homes and Jobs Act (SB 2: Atkins) will establish a permanent source of funding for affordable housing through a $75 fee on real estate document filings. The Affordable Housing Bond Act (SB 3: Beall) allowed the State of California to place a $4 billion statewide general obligation bond for affordable housing on the November 2018 ballot. Proposition 1: Housing Programs and Veterans' Loan Bond was approved and will fund existing critical and successful affordable housing programs operated by State agencies.

Additionally, the statewide Greenhouse Gas Reduction Fund's Affordable Housing and Sustainable Communities program is a competitive funding program that encourages collaboration between affordable housing developers, jurisdictions and transit agencies to fund affordable housing development and transportation infrastructure and amenities. City staff will continue encouraging affordable housing developers and area transit agencies to collaborate in an application to AHSC for funding when a viable and competitive housing and transportation development is ready to move forward.

Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding that can be leveraged for the construction and rehabilitation of affordable rental housing. They are a dollar-for-dollar credit against an investor's federal tax liability.

City staff continue to monitor developments in these regional and state funding initiatives and will work to position affordable housing and community development projects in the City to be competitive in securing those funding resources.

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 2018-19 Session of the California State Legislature passed multiple bills regulating the City's supply of surplus land (AB 1486: Ting; AB 1255: Rivas; SB6: Beall). The City will work to be in compliance with State law regarding City-owned property used to address the needs identified by the 2020-2024 Consolidated Plan if any becomes available during this planning period.

Discussion

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 San Leandro	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
CALICO Center	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Davis Street Family Resource Center	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
SOS / Meals on Wheels	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
SPECTRUM COMMUNITY SERVICES	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
ECHO HOUSING	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
BOYS AND GIRLS CLUB of San Leandro	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction
BUILDING FUTURES FOR WOMEN WITH CHILDREN	Non-profit organizations	Homelessness public facilities	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Rebuilding Together Oakland - East Bay			

Table 183 - 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	X	X	
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	

Supportive Services			
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 184 - 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)

As of the 2019 Point-in-Time Count, San Leandro has an estimated 418 homeless individuals. In 2018, Alameda County began a new intake system for homeless persons to be housed. Building Futures for Women and Children (BFWC) is the County's contractor to administer the Coordinated Entry System (CES). BFWC has registered 168 persons into CES. The County is currently housing only the highest acuity homeless individuals.

One of the outcomes of the San Leandro Homeless Compact was the case conferencing team to specifically address individual cases. The team includes BFWC, the San Leandro Police and Recreation and Human Services Departments, and April Showers. Other agencies are included as necessary (school district, veterans, etc.) This team approach continues under the CES system. The Compact is considered a model program and is currently assisting other municipalities replicate this model.

Alameda County will release a tremendous amount of funding for homelessness in 2018 and 2019. The Homeless Emergency Aid Program (HEAP) and the California Emergency Solutions Housing Program (CESH) will offer approximately $16 million and $1.6 million respectively. Eligible activities for these funds include: street outreach, health and safety, criminal justice diversion, prevention, rental assistance, emergency shelters, housing vouchers, rapid re-housing, supportive housing and housing.

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 Human Services Gap Analysis was completed in April 2017. This report provided the analysis of human service needs, current human services assets within the city and region and areas of unmet need. The purpose of the analysis and policy recommendations is to inform the development of priorities and criteria for the City's human services program direction and decisions.

The report identified the following policy recommendations:

- Articulate and communicate strategies and priorities for the various roles the Recreation and Human Services Department plays: funder, advocate and convener.
- Increase awareness of services outside of San Leandro.
- Increase the quality of communication about the human services available to San Leandro residents.
- Convene cross-sector stakeholders to plan for likely federal cuts.
- Increase opportunities for a culturally and economically diverse group of residents to participate in the setting of priorities for human services and decisions-making about funding.
- Create opportunities for other City of San Leandro departments to address human services needs as modeled by the San Leandro Homeless Compact.
- Engage multi-sector partners to plan for the needs of the diverse communities in San Leandro.
- Bring attention to San Leandro's special populations and their needs, including grandparents raising grandchildren, immigrants, and people with disabilities.
- Develop a formal food security program.

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

Overall, the strategy for implementing targeted human service programs for the City of San Leandro will be strategic and culturally competent. San Leandro's Recreation and Human Services Department (RHS) is the lead entity providing homeless services and will look to partner with programs and projects that are self-sustaining and part of an existing system of care. RHS has only one staff person assigned to this program area. RHS partners with community-based organizations, the faith community and local and regional government.

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	Producing & Preserving Affordable Housing Opportun	2020	2024	Affordable Housing Homeless	City-Wide	Affordable Housing Needs Homeless Assistance and Prevention Services Covid-19 Pandemic Response	CDBG: $675,000	Homeowner Housing Rehabilitated: 75 Household Housing Unit
2	Providing Enhanced Public Services	2020	2024	Non-Housing Community Development	City-Wide	Homeless Assistance and Prevention Services Community Development Needs - Public Services Covid-19 Pandemic Response	CDBG: $525,000	Public service activities other than Low/Moderate Income Housing Benefit: 19980 Persons Assisted
3	Improving Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development	City-Wide	Homeless Assistance and Prevention Services Community Development Needs - Public Facilities Covid-19 Pandemic Response	CDBG: $1,580,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increasing Economic Development Opportunities	2020	2024	Non-Housing Community Development	City-Wide	Community Development Needs - Economic Development Covid-19 Pandemic Response		
5	Augmenting Homeless Assistance & Prevention Servic	2020	2024	Homeless	City-Wide	Affordable Housing Needs Homeless Assistance and Prevention Services Covid-19 Pandemic Response		

Table 185 – Goals Summary

Goal Descriptions

1	**Goal Name**	Producing & Preserving Affordable Housing Opportun
	Goal Description	CDBG and HOME funds, if feasible, will be used to construct new affordable housing or preserve existing affordable housing whether it be low-income owner-occupied or existing rental.
2	**Goal Name**	Providing Enhanced Public Services
	Goal Description	CDBG and HOME funds, if feasible, will be used to support public service providers.

3	**Goal Name**	Improving Public Facilities and Infrastructure
	Goal Description	CDBG and HOME funds, if feasible, will be used to improve public facilities and infrastructure.
4	**Goal Name**	Increasing Economic Development Opportunities
	Goal Description	A portion of CDBG and HOME funds, if feasible, will be used to provide economic development opportunities.
5	**Goal Name**	Augmenting Homeless Assistance & Prevention Servic
	Goal Description	A portion of CDBG and HOME funds, if feasible, will be used to provide homeless assistance and prevention 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 has a total Regional Housing Need Allocation (RHNA) under the State's Housing Accountability Act to construct, during the period of 2015 to 2023, 504 housing units affordable to households earning up to 50% of area median income and 270 housing units affordable to households earning between 50-80% of the area median income. From 2015 to 2019 the City has constructed 197 of the 774 housing units required under its obligation to comply with the RHNA requirement for very low- and low-income housing. It is estimated that over the next five years the City's will construct at least one multi-unit family affordable housing apartment complex consisting of 57 units affordable to Veterans and families at or below 60% of the area median income. The City is actively pursuing interested affordable housing developers to allocate its remaining Alameda County Measure A-1 designated funding for San Leandro.

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

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

While lead based paint was banned in 1978 by the U.S. Consumer Product Safety Commission (CPSC), it is still a significant problem in cities where the housing stock is relatively old and built before the ban. In San Leandro, about 80 percent of the housing stock was built before 1979.

Alameda County Healthy Homes Department (ACHHD) has a HUD Lead Hazard Control grant to remediate lead hazards in qualifying Alameda County housing units that are vacant, or occupied by a low income household with either a child under 6, a pregnant woman, or a child under 6 years who visits twice a week for at least three hours each time. From July 1 2015 to December 31, 2019 Alameda County Public Health had reports of 33 children with elevated blood level (>4.5 ug/dL) in the City of San Leandro. In FY 2018-2019, ACHHD completed lead evaluations at 3 preâÂÂÂ¿ÂÂÂ•1978 lowâÂÂÂ¿ÂÂÂ•income housing units. All of those San Leandro households who participated in the program (including one referral from CDBG fund recipient, Rebuilding Together who provides minor home repair to City residents) have housing units that are now leadâÂÂÂ¿ÂÂÂ•safe. The ACHHD was recently awarded a 42 month lead hazard control grant which began January 1st, 2020. The ACHHD will market to and expects to enroll eligible Alameda County properties into the program which will complete 144 units County wide over the grant period.

ACHHD provides lead safety and healthy housing training. Since July 1, 2015, the ACHHD has provided

lead safety training to 2 households in the City of San Leandro. The ACHHD will work to make lead safety training opportunities available for City of San Leandro staff, organizations, and property owners.

The ACHHD's outreach and education activities promote lead safety, regulatory compliance, and participation in ACHHD lead hazard control grant programs to property owners, property managers. The ACHHD coordinates lead poisoning prevention outreach activities with the Alameda County Public Health and health provider agencies. Outreach partners and locations for property owner presentations, staff trainings, and literature distribution have included the San Leandro Senior Center, Building Department, and Meals on Wheels. The ACHHD participates in local collaborations and with partners including Safe Kids Alameda County, the Childhood Injury Prevention Network, the Alameda County Pre-To-5 Collaborative, the African American Women's Health Subcommittee, the Anthem Blue Cross Community Advisory Committee, as well as other regional and County-wide efforts focused on the health of children and others in the home.

The 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.

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

Should the City use federal funds, such as HOME funds, for acquisition and/or rehabilitation of apartments for preservation or maintenance as affordable housing, it will inform tenants of lead-based paint and comply with both the new EPA law on lead and renovation as well as with applicable HUD lead-based paint hazard reduction guidelines and regulations.

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), currently funded with CDBG and City general funds, will continue to support non-profit agencies that provide various levels of safety-net programs and related services to low-income members of the community.

Once of the City's primary and ongoing recipients of CDBG and CAP funding is Davis Street Family Resource Center (DSFRC). 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 Economic Development Division 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 Economic Development Division 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

The City will continue to use CDBG funds to implement activities/programs to fight poverty and improve the economic circumstances of San Leandro residents. Non-profit agencies providing employment and training resources, such as Davis Street Family Resource Center, will continue to receiving CAP funds. When feasible, economic development programs targeted for job creation and retention will be supported.

Furthermore, compliance with Section 3 of the Housing Act of 1967 is required in connection with many San Leandro 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. San Leandro have implemented efforts to ensure that contractors are making good faith efforts in complying with the Section 3 requirements.

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 quarterly invoices and 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.

Expected Resources

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

Introduction

The amount of federal CDBG entitlement funding significantly decreased during the 2010-2015 Consolidated Plan 5-Year planning period. In the 2015-2019 Consolidated 5-Year planning period, as of the 2017 program year, there had been a 5% increase since the 2015 program year. When this analysis is done over a 10-year period from the 2007 program year to the 2017 program year CDBG funds had decreased overall by 12% (note that these amounts have not been adjusted for the current year dollar value). For the HUD program years of 2018-2019 to 2019-2020 there was a year-over-year decrease of 1%. This changes the 10-year analysis (difference between what was received in FY 10-11 to date) to an overall decrease of CDBG fund to 10%.

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Additionally, San Leandro is aware of the federal regulation citing the total amount of pre-award costs paid during any program year cannot be more than 25 percent of the grant amount for that year or $300,000, whichever is greater.

The Consolidated Plan must identify federal, state and local resources expected to be available to the City of San Leandro to address priority needs and specific objectives identified in the Strategic Plan. In FY 2020-2021 the City of San Leandro will receive an allocation of $768,310. The

HOME allocation for the same period $238,792.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	768,193	0	617,689	1,385,882	2,700,000	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households and communities in the City of San Leandro.

Table 186 - 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

CDBG funds will be leveraged with other funding available within the City of San Leandro, the region and the State of California. Local resources include San Leandro's Affordable Housing Trust Fund, the Low/Mod Housing Asset Fund (repayments or income generated by former Redevelopment Agency Assets), General Fund commitments and other non-financial resources. One non-financial resource for affordable housing includes the City's Inclusionary Zoning that requires new residential development to provide a percentage of it residential units be affordable to lower income households. The City's Affordable Housing Trust Fund mainly receives deposits of in-lieu fees when a developer chooses to pay instead of providing inclusionary affordable housing units.

Other regional funding include Alameda County Measure A-1 bond funds. In the Fall of 2016 Alameda County 73% of the voters approved

measure A1, a $580 million general obligation bond measure designated to support regional efforts to address the lack of affordable housing. The City of San Leandro has a base allocation of these funds in the amount of over $10 million that is earmarked for affordable rental housing development in San Leandro.

There are significant efforts both regionally and at the State level to address decreased funding for affordable housing and community development. The 2017-18 Regular Session of the California State Legislature passed two bills (of many other housing-related legislation) seeking to generate funds for new affordable housing production. The Building Homes and Jobs Act (SB 2: Atkins) will establish a permanent source of funding for affordable housing through a $75 fee on real estate document filings. The Affordable Housing Bond Act (SB 3: Beall) allowed the State of California to place a $4 billion statewide general obligation bond for affordable housing on the November 2018 ballot. Proposition 1: Housing Programs and Veterans' Loan Bond was approved and will fund existing critical and successful affordable housing programs operated by State agencies.

Additionally, the statewide Greenhouse Gas Reduction Fund's Affordable Housing and Sustainable Communities program is a competitive funding program that encourages collaboration between affordable housing developers, jurisdictions and transit agencies to fund affordable housing development and transportation infrastructure and amenities. City staff will continue encouraging affordable housing developers and area transit agencies to collaborate in an application to AHSC for funding when a viable and competitive housing and transportation development is ready to move forward.

Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding that can be leveraged for the construction and rehabilitation of affordable rental housing. They are a dollar-for-dollar credit against an investor's federal tax liability.

City staff continue to monitor developments in these regional and state funding initiatives and will work to position affordable housing and community development projects in the City to be competitive in securing those funding resources.

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 2018-19 Session of the California State Legislature passed multiple bills regulating the City's supply of surplus land (AB 1486: Ting; AB 1255: Rivas; SB6: Beall). The City will work to be in compliance with State law regarding City-owned property used to address the needs identified by the 2020-2024 Consolidated Plan if any becomes available during this planning period.

Discussion

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 187 – Goals Summary

Goal Descriptions

1	**Goal Name**	Producing & Preserving Affordable Housing Opportun
	Goal Description	CDBG and HOME funds will be used for owner-occupied, low income single family rehabilitation program and, when available and if feasible, for affordable housing construction and/or acquisition and rehabilitation of existing affordable housing.
2	**Goal Name**	Providing Enhanced Public Services
	Goal Description	CDBG funds will be used, when available and if feasible, for the provision of public services to agencies serving residents of the City of San Leandro.
3	**Goal Name**	Improving Public Facilities and Infrastructure
	Goal Description	CDBG funds will be used, when available and if feasible, for the improvement of public facilities and public infrastructure serving the residents of the City of San Leandro.

4	**Goal Name**	Increasing Economic Development Opportunities
	Goal Description	If more stimulus funds become available in the program year, the City may 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.
5	**Goal Name**	Augmenting Homeless Assistance & Prevention Servic
	Goal Description	If more stimulus funds become available in the program year, a portion of CDBG and HOME funds, if feasible, will be used to provide homeless assistance and prevention services.

AP-35 Projects - 91.420, 91.220(d)

Introduction

CDBG funds can be used for four (4) general types of projects: housing, capital improvement 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 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 2020-2024, 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 Program Administration.

#	Project Name
1	CDBG Program Administration
2	CDBG Public Services 2020
3	CDBG Public Facilities Funding 2020
4	CDBG Affordable Housing Preservation 2020
5	CDBG Economic Development 2020

Table 188 – 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) that were funded in FY 19-20 are the first of a two-year funding cycle (including FY 2020-2021). They were selected from a pool of fifteen (15) agencies that submitted applications to the City-issued FY 2019-2021 Community Assistance Grant Program (CAP) Request for Proposals. In addition to these agencies and in response to COVID-19 and under City Council guidance since the Bay Area shelter in place orders began on March 17, 2020, staff recommends increases to public services related to the following critical and basic needs for primarily lower income households severely impacted by this public health crisis: food supply/distribution, mental health services, domestic violence services and rental housing payment relief/assistance.

The decision to allocate CDBG funding to these above-noted agencies was based on a number of factors:

1) proven eligibility to receive federal CDBG funding, 2) agency's past performance met or exceeded service delivery goals and expectations, 3) public services provided by these agencies address the priority needs identified in the Human Services Gap Analysis, dated April 2017 and adopted by City Council in October 2017, 4) public services provided by these agencies meet the City's Consolidated Plan priority needs. On April 24, 2019, the City's Human Services Commission agreed with City Staff and recommended that the original four agencies recommended in the draft Consolidated Plan document be funded with CDBG funds. The added service providers have been allocated funding as they have experienced or is anticipating increased service demand related to food supply/distribution, mental health counseling, and domestic violence services.

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.

If additional funds are identified to continue the Rental Assistance Program, established in FY 2019-2020, it will provide up to 3 months of rent relief/assistance to income eligible renters impacted by COVID-19. The Housing Services Division issued a Request for Proposal (RFP) in May 2020 for qualified nonprofits to administer this program.

If additional funds are identified, the City's ADA Transition Plan, CDBG funds will be reinstated and recommit to the City's commitment to make City facilities ADA accessible.

Lastly, the City is able to provide lower-income San Leandro homeowners with minor home repair grants using CDBG funds to ensure that these existing, naturally affordable homes are preserved and in safe and habitable 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.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Program Administration
	Target Area	City-Wide
	Goals Supported	Producing & Preserving Affordable Housing Opportun Providing Enhanced Public Services Improving Public Facilities and Infrastructure Increasing Economic Development Opportunities
	Needs Addressed	Affordable Housing Needs Homeless Assistance and Prevention Services Community Development Needs - Public Services Community Development Needs - Public Facilities Community Development Needs - Economic Development Covid-19 Pandemic Response
	Funding	CDBG: $153,545
	Description	General administration and oversight of the CDBG Program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	For all programs supported by CDBG in FY 2020-2021 the following accomplishments are expected: 1,746 low-income clients will be assisted by public service agencies, 10 Fair Housing clients, and 15 low-income, owner-occupied single family housing rehabilitation program clients.
	Location Description	Various locations throughout the City and the County.
	Planned Activities	The City will continue to allocate 20% of its annual CDBG entitlement funds to the administration of the City's CDBG program.

2	**Project Name**	CDBG Public Services 2020
	Target Area	City-Wide
	Goals Supported	Increasing Economic Development Opportunities
	Needs Addressed	Covid-19 Pandemic Response
	Funding	CDBG: $490,437
	Description	The City proposes to continue providing operational grants to non-profit social services providers serving residents. During the next five years, the priorities for CDBG funding includes basic needs programs for low-income individuals and families, meal delivery to homebound seniors, and shelter programs. Added authority under the CARES Act and by HUD, in FY 20-21 the City can commit more than 15% of its annual CDBG allocation toward public services.Other sub-populations in Alameda County with high needs are persons with physical or mental disabilities and seniors who need affordable housing integrated with available support services. The City intends to use available HOME funds for transitional or permanent supportive housing projects serving residents with special needs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Ten (10) low-income households will be assisted with fair housing services.
	Location Description	ECHO Housing staff provides fair housing services over the phone.

	Planned Activities	ECHO Housing Fair Housing Coordinator will: • Process Inquiries and Complaints: Field inquiries about fair housing and related issues, and/or alleging housing discrimination; Evaluate and investigate complaints within 24 hours, when feasible; Trained investigators, following established fair housing investigative methods, will perform all investigations; Fair Housing complainants, who have been denied housing or are in danger of losing their housing because of illegal housing discrimination, will be afforded conciliation or referrals to attorneys or governmental agencies for enforcement to make the subject rentals accessible to protected classes. • Perform Audits: Perform housing audits to determine fair housing compliance; Analyze data; Provide training and follow-up to non-compliant property owners and/or managers. • Conduct Trainings: Hold one Fair Housing Month event; Conduct fair housing training sessions for tenants and/or potential homebuyers. • Conduct Educational and Marketing Presentations: Conduct presentations on fair housing issues; Distribute 500 flyers/brochures on fair housing issues, laws, and events at public locations such as libraries, churches, community groups, social service agencies, and stores.
3	**Project Name**	CDBG Public Facilities Funding 2020
	Target Area	City-Wide
	Goals Supported	Improving Public Facilities and Infrastructure
	Needs Addressed	Homeless Assistance and Prevention Services Community Development Needs - Public Facilities Covid-19 Pandemic Response
	Funding	CDBG: $182,972
	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. There are no other activities currently planned.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	San Leandro Senior Center, 13909 E 14th St, San Leandro, CA 94578
	Planned Activities	The City will use CDBG funds to repay its $2.5 million HUD Section 108 Loan used to complete the construction of the City's senior center. The repayment amounts are in accordance with HUD's 20-year repayment schedule.
4	**Project Name**	CDBG Affordable Housing Preservation 2020
	Target Area	City-Wide
	Goals Supported	Producing & Preserving Affordable Housing Opportun
	Needs Addressed	Affordable Housing Needs
	Funding	CDBG: $150,000
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Fifteen (15) low-income, owner-occupied households will have minor repairs completed in their single-family or mobile homes.
	Location Description	The owner-occupied homes, located within the jurisdictional boundaries of San Leandro, will be identified once the applications are processed.
	Planned Activities	CDBG funds will be used to provide grants to 20 income-eligible (extremely low- and very low-income) households to complete repairs to their owner-occupied single-family or mobile homes. Grants may be used for minor repairs that improve health and safety, home accessibility, exterior clean up, exterior paint, and seismic strengthening.

5	**Project Name**	CDBG Economic Development 2020
	Target Area	City-Wide
	Goals Supported	Increasing Economic Development Opportunities
	Needs Addressed	Community Development Needs - Economic Development Covid-19 Pandemic Response
	Funding	:
	Description	There are no activities currently planned. If any additional stimulus funding becomes available in this program year, the City may seek to allocate CDBG funds to provide loans to eligible small businesses for property upgrades. Again, if feasible, CDBG funds may be used to develop and implement a neighborhood strategy or plan for commercial corridor revitalization. Historically, the City has focused CDBG allocations on public services, capital improvements and affordable housing needs due to greater demand for those needs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	If a program is established, businesses will be located within the jurisdictional boundaries of San Leandro.
	Planned Activities	There are no activities currently planned. If any additional stimulus funding becomes available in this program year, the City may seek to allocate CDBG funds to provide loans to eligible small businesses for property upgrades. Again, if feasible, CDBG funds may be used to develop and implement a neighborhood strategy or plan for commercial corridor revitalization. Historically, the City has focused CDBG allocations on public services, capital improvements and affordable housing needs due to greater demand for those needs.

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 diverse and there are few low-income census tract areas. Potential sites that could possibly accommodate affordable housing and homeless facilities are identified in the City's current Housing Element of the General Plan. Geography was not used to determine funding allocation priorities.

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	100

Table 189 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Geography was not used to determine funding allocation priorities.

Discussion

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

Introduction

To carry out the strategies outlined in San Leandro's 2020-2024 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 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 1,446 Below-Market Rate (BMR) rental units (funded and/or regulated by the City/Redevelopment Agency and/or regulated by State Low-Income Housing Tax Credit Program) for tenants earning between 30% and 120% of the Area Median Income and fifty-six (56) existing BMR ownership units.

Actions planned to reduce lead-based paint hazards

Actions planned to reduce lead-based paint hazards are listed in Section SP-65. The Environmental Protection Agency (EPA) rule effective April 22, 2010 requires that contractors be EPA-lead certified prior to beginning work on structures built before 1978. The City, specifically its Building & Safety Services Division, requires contractors, who are working on homes built prior to 1978, to demonstrate

that they have satisfied the EPA law prior to providing them the City building permits needed.

Should the City use federal funds, such as HOME funds, for acquisition and/or rehabilitation of apartments for preservation or maintenance as affordable housing, it will inform tenants of lead-based paint and comply with both the new EPA law on lead and renovation as well as with applicable HUD lead-based paint hazard reduction guidelines and regulations.

Actions planned to reduce the number of poverty-level families

Anti-Poverty Strategies and planned actions to reduce the number of poverty-level families are listed in Section SP-70. 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), that 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

Planned actions to develop institutional structure are listed in Section SP-40. 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 Economic Development Division 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 having City Housing staff assist

(e.g., technical assistance) EveryOne Home's staff, Board, committees and activities as needed.

Discussion

Program Specific Requirements

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

Introduction

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

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

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

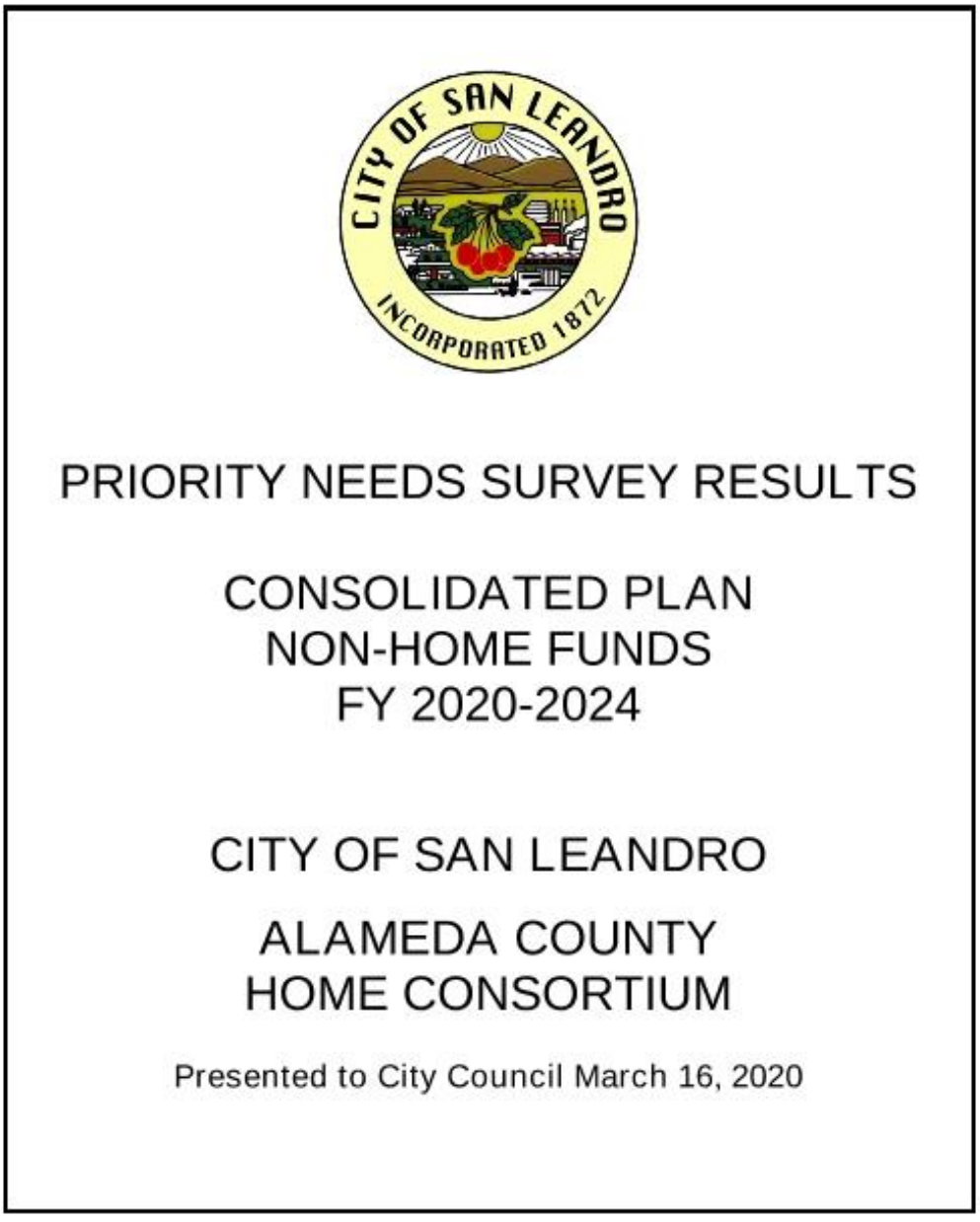
Other CDBG Requirements

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

Discussion

Attachments

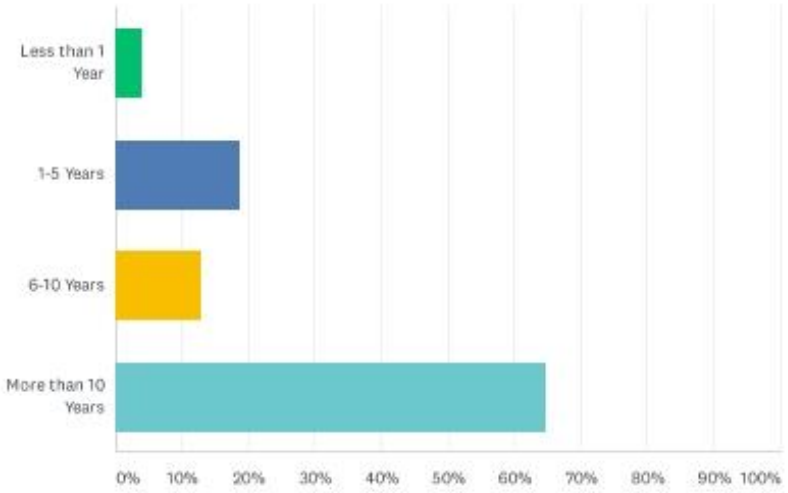
Citizen Participation Comments



Attachment C
City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

Q1 How long have you lived in the City of San Leandro? If you are not a resident, how long have you been doing business or working in the City of San Leandro?

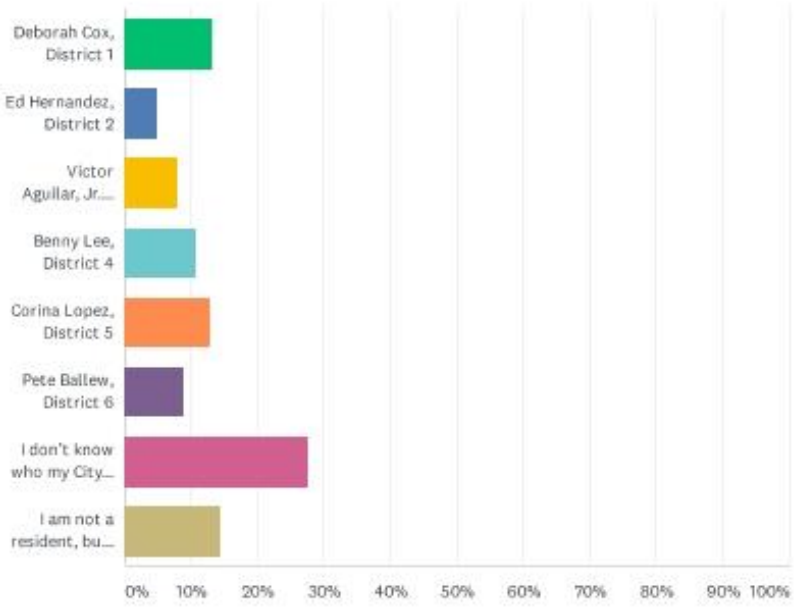
Answered: 226 Skipped: 2



ANSWER CHOICES	RESPONSES	
Less than 1 Year	3.98%	9
1-5 Years	18.58%	42
6-10 Years	12.83%	29
More than 10 Years	64.60%	146
TOTAL		226

Q2 In which City Council District do you live?

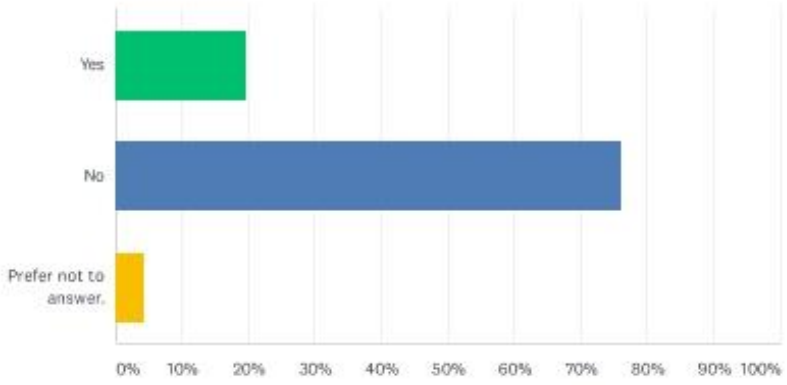
Answered: 226 Skipped: 2



ANSWER CHOICES	RESPONSES	
Deborah Cox, District 1	13.27%	30
Ed Hernandez, District 2	4.87%	11
Victor Aguilar, Jr., District 3	7.96%	18
Benny Lee, District 4	10.62%	24
Corina Lopez, District 5	12.83%	29
Pete Ballew, District 6	8.85%	20
I don't know who my City Council representative is.	27.43%	62
I am not a resident, but I work in the City of San Leandro.	14.16%	32
TOTAL		226

Q3 Are you of Hispanic or Latino Origin?

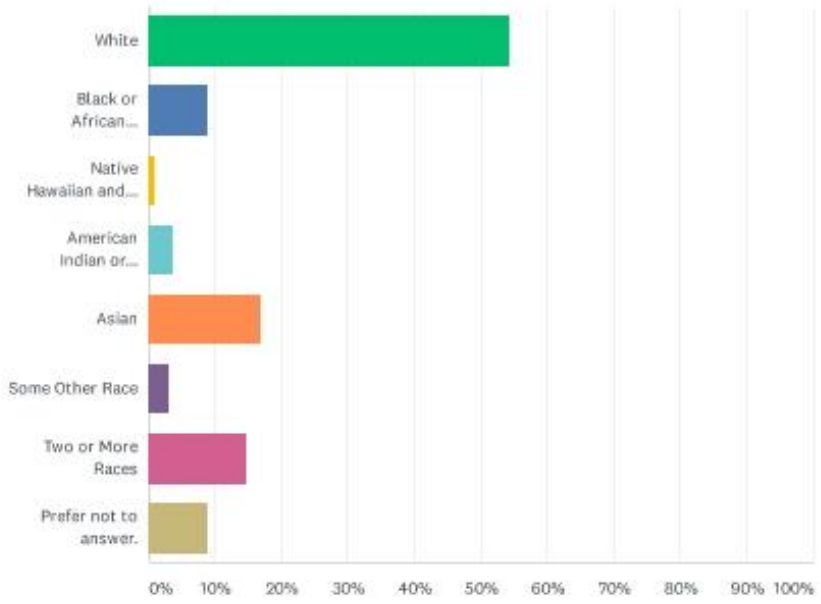
Answered: 228 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	19.74%	45
No	75.88%	173
Prefer not to answer.	4.39%	10
TOTAL		228

Q4 Select the racial category that best describes you or your household. Please check all that apply.

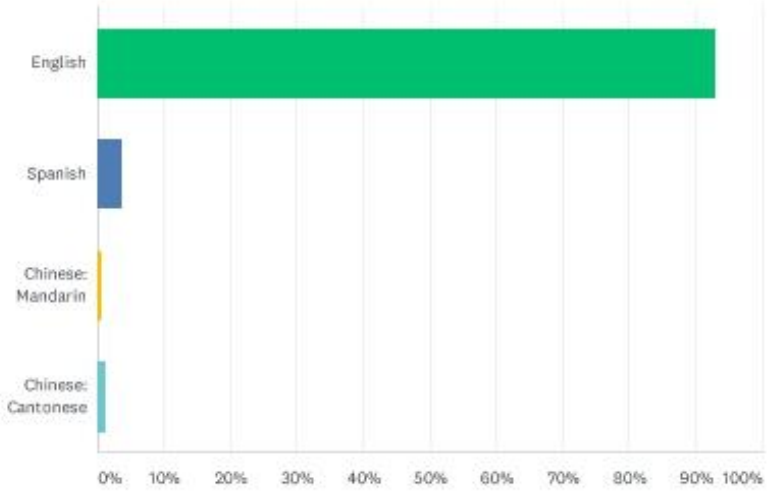
Answered: 225 Skipped: 3



ANSWER CHOICES	RESPONSES	
White	54.22%	122
Black or African American	8.89%	20
Native Hawaiian and/or Other Pacific Islander	0.89%	2
American Indian or Alaska Native	3.56%	8
Asian	16.89%	38
Some Other Race	3.11%	7
Two or More Races	14.67%	33
Prefer not to answer.	8.89%	20
Total Respondents: 225		

Q5 What is the primary language you speak at home?

Answered: 228 Skipped: 0

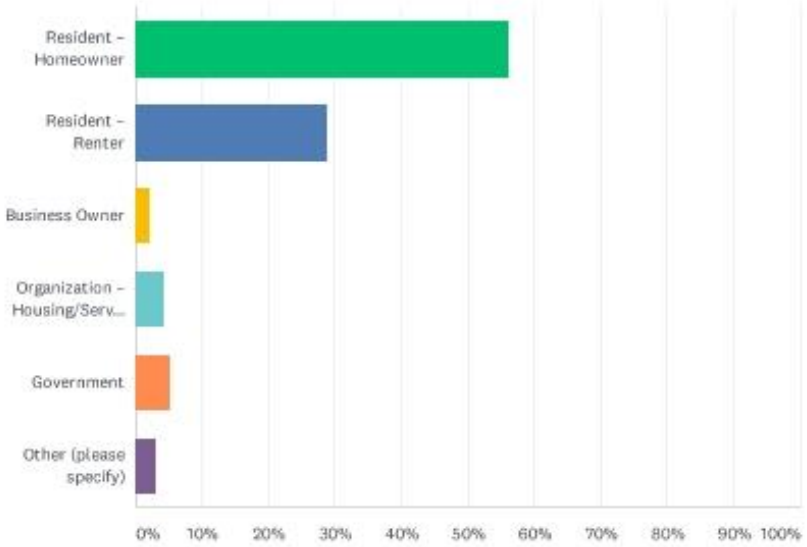


ANSWER CHOICES	RESPONSES	
English	92.98%	212
Spanish	3.51%	8
Chinese: Mandarin	0.44%	1
Chinese: Cantonese	1.32%	3
TOTAL		228

#	OTHER (PLEASE SPECIFY)
1	Farsi
2	Tagalog
3	Tamil
4	Tagalog
5	Korean
6	Italian
7	Tagalog

Q6 Which category best describes your perspective?

Answered: 228 Skipped: 0

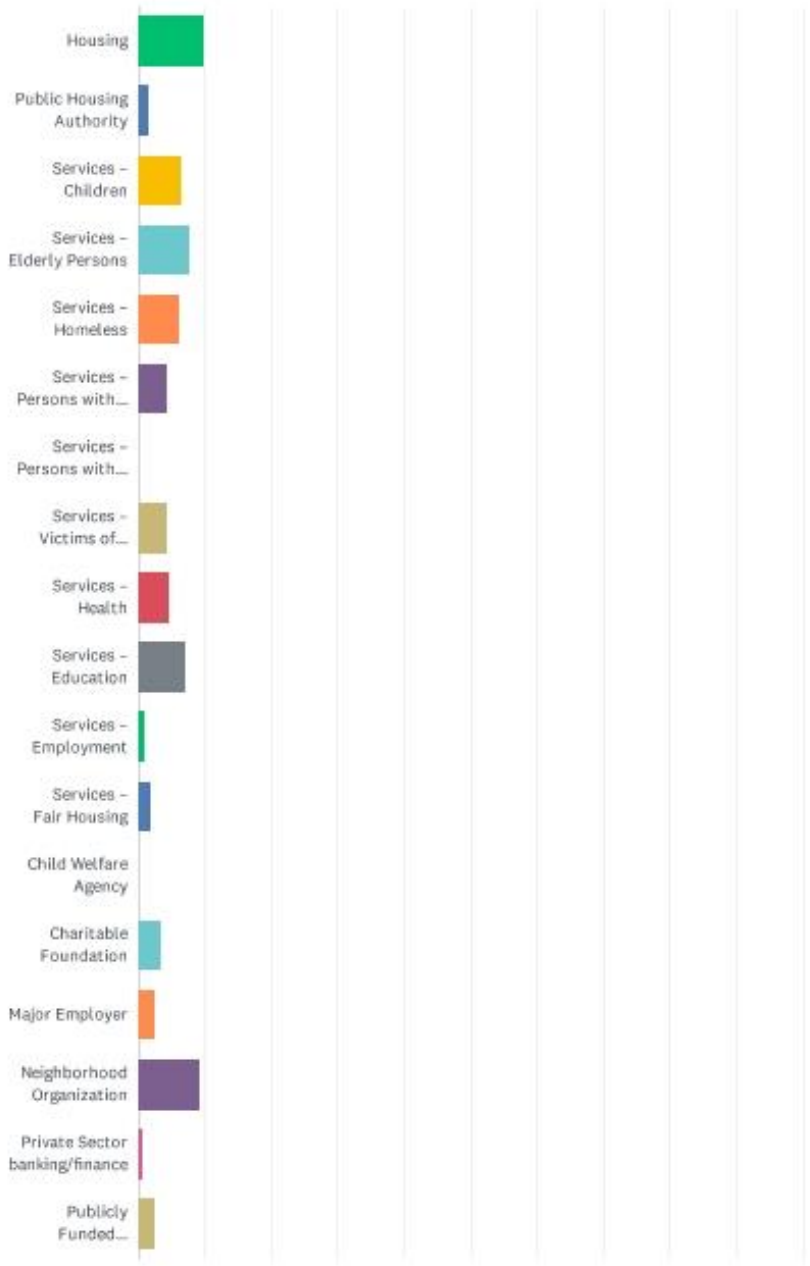


ANSWER CHOICES	RESPONSES	
Resident – Homeowner	56.14%	128
Resident – Renter	28.95%	66
Business Owner	2.19%	5
Organization – Housing/Service Provider (See Question 7 to elaborate.)	4.39%	10
Government	5.26%	12
Other (please specify)	3.07%	7
TOTAL		228

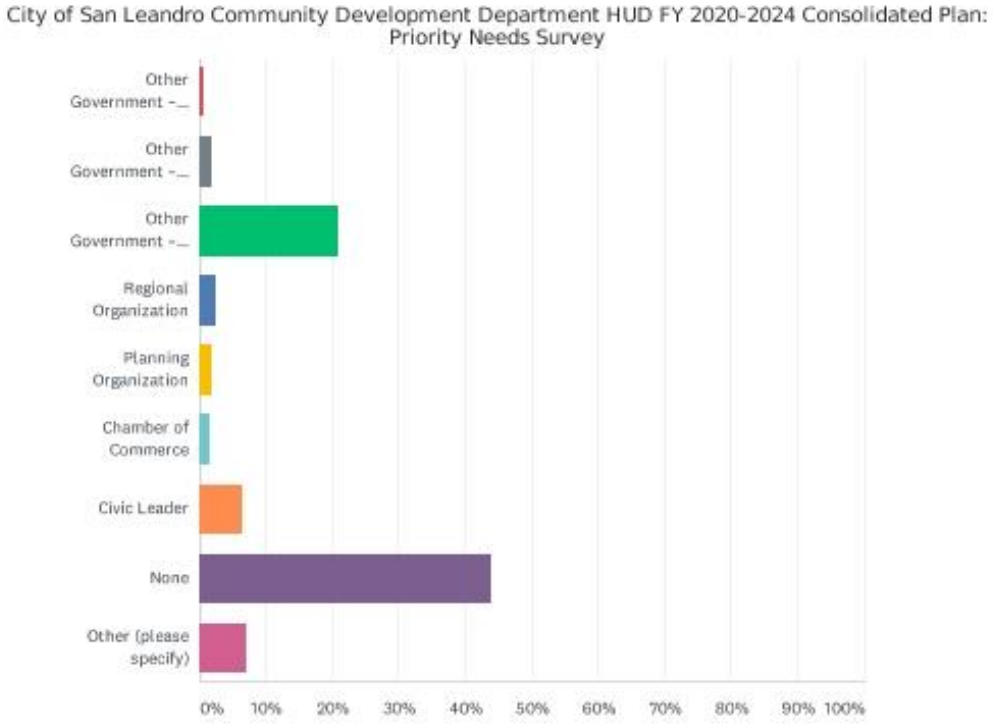
#	OTHER (PLEASE SPECIFY)
1	work in san leandro and former resident.
2	n/a
3	Homeless
4	Housing provider
5	Program Manager for local Non-profit providing classes at San Leandro Senior Community Center and Marina Community Center
6	Resident - husband is homeowner thru inheritance
7	apartment owner

Q7 Please indicate if you are affiliated with any of the organization types listed below. If other, then please specify. Please check all that apply.

Answered: 215 Skipped: 13



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City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey
Other Government -...
Other Government -...
Other Government -...
Regional Organization
Planning Organization
Chamber of Commerce
Civic Leader
None
Other (please specify)
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

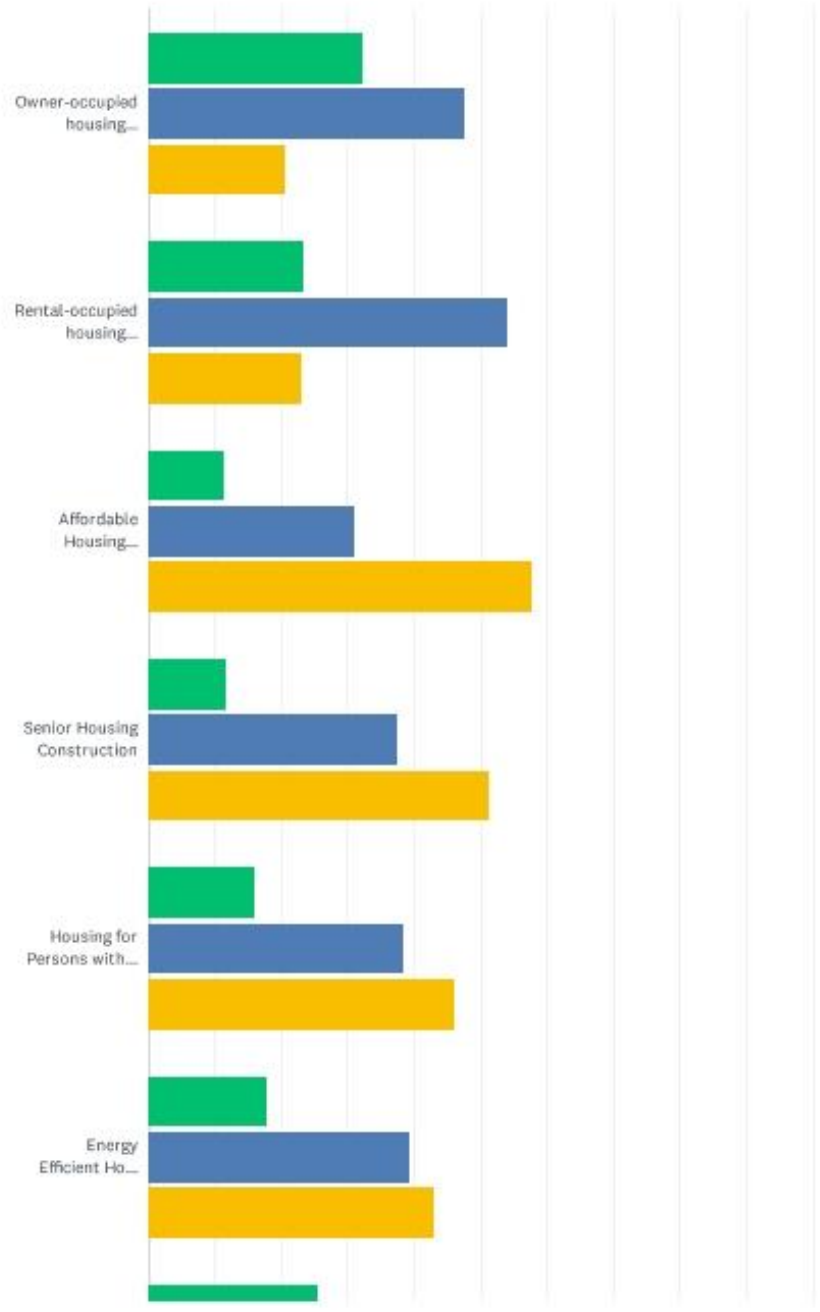
ANSWER CHOICES	RESPONSES	
Housing	9.77%	21
Public Housing Authority	1.40%	3
Services – Children	6.51%	14
Services – Elderly Persons	7.44%	16
Services – Homeless	6.05%	13
Services – Persons with Disabilities	4.19%	9
Services – Persons with HIV/AIDS	0.00%	0
Services – Victims of Domestic Violence	4.19%	9
Services – Health	4.65%	10
Services – Education	6.98%	15
Services – Employment	0.93%	2
Services – Fair Housing	1.86%	4
Child Welfare Agency	0.00%	0
Charitable Foundation	3.26%	7
Major Employer	2.33%	5
Neighborhood Organization	9.30%	20
Private Sector banking/finance	0.47%	1
Publicly Funded Institution	2.33%	5
Other Government – Federal	0.47%	1
Other Government – State	1.86%	4
Other Government – Local	20.93%	45
Regional Organization	2.33%	5
Planning Organization	1.86%	4
Chamber of Commerce	1.40%	3
Civic Leader	6.51%	14
None	43.72%	94
Other (please specify)	6.98%	15
Total Respondents: 215		

#	OTHER (PLEASE SPECIFY)
1	Landlord/Tenant
2	Private sector medium sized employer, engineering services
3	real estate
4	Library, and education
5	Volunteer Medshare
6	self guided ptsd. art snd multimecia therapy
7	Retired State Employee
8	Leadership
9	Services - Energy Assistance
10	American Society of Civil Engineers
11	County Government
12	I don't understand this question
13	Labor union
14	food pantry
15	political organization

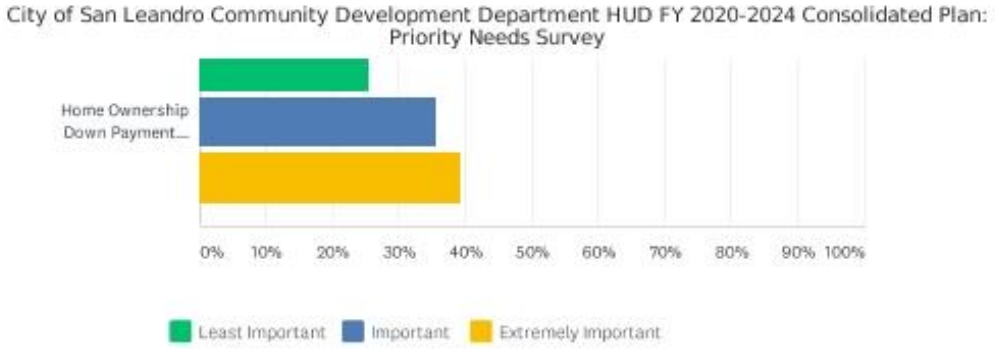
City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

Q8 Housing Needs

Answered: 210 Skipped: 18



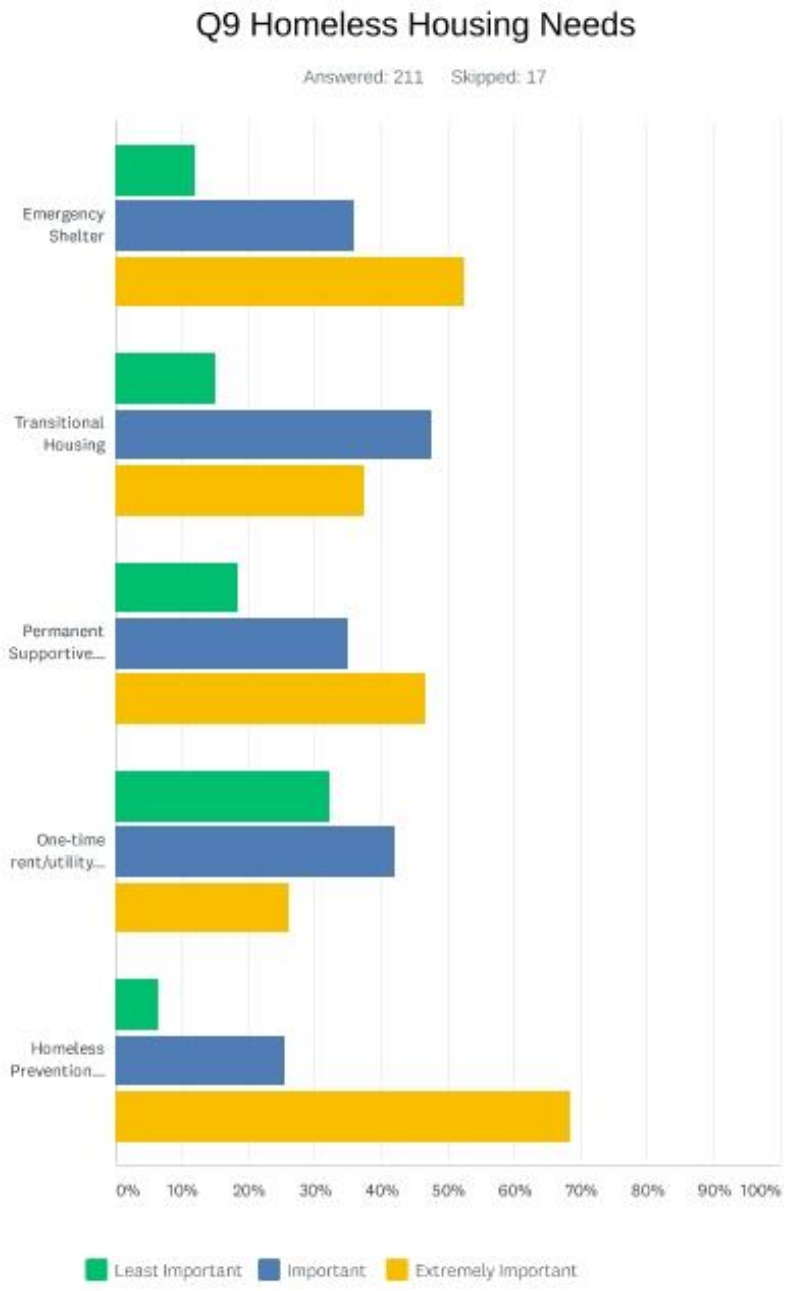
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	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Owner-occupied housing rehabilitation	32.14% 63	47.45% 93	20.41% 40	196
Rental-occupied housing rehabilitation	23.23% 46	54.04% 107	22.73% 45	198
Affordable Housing Construction	11.27% 23	30.88% 63	57.84% 118	204
Senior Housing Construction	11.76% 24	37.25% 76	50.98% 104	204
Housing for Persons with Disabilities the Disabled	15.92% 32	38.31% 77	45.77% 92	201
Energy Efficient Home Improvements	17.86% 35	39.29% 77	42.86% 84	196
Home Ownership Down Payment Assistance	25.38% 50	35.53% 70	39.09% 77	197

#	OTHER (PLEASE SPECIFY)
1	I am a renter
2	Housing for San Leandro Teachers
3	Shelters for Women, Men and Children
4	Housing and assistance for mentally disabled
5	Shelters for homeless people
6	Housing for Homeless - Critically Important
7	Transitional Housing for the Homeless
8	RENT CONTROL
9	Housing for Veterans
10	fix infrastructure so it supports additional housing
11	supportive housing for chronically homeless which includes case management
12	Not just more housing, but MORE AFFORDABLE housing

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

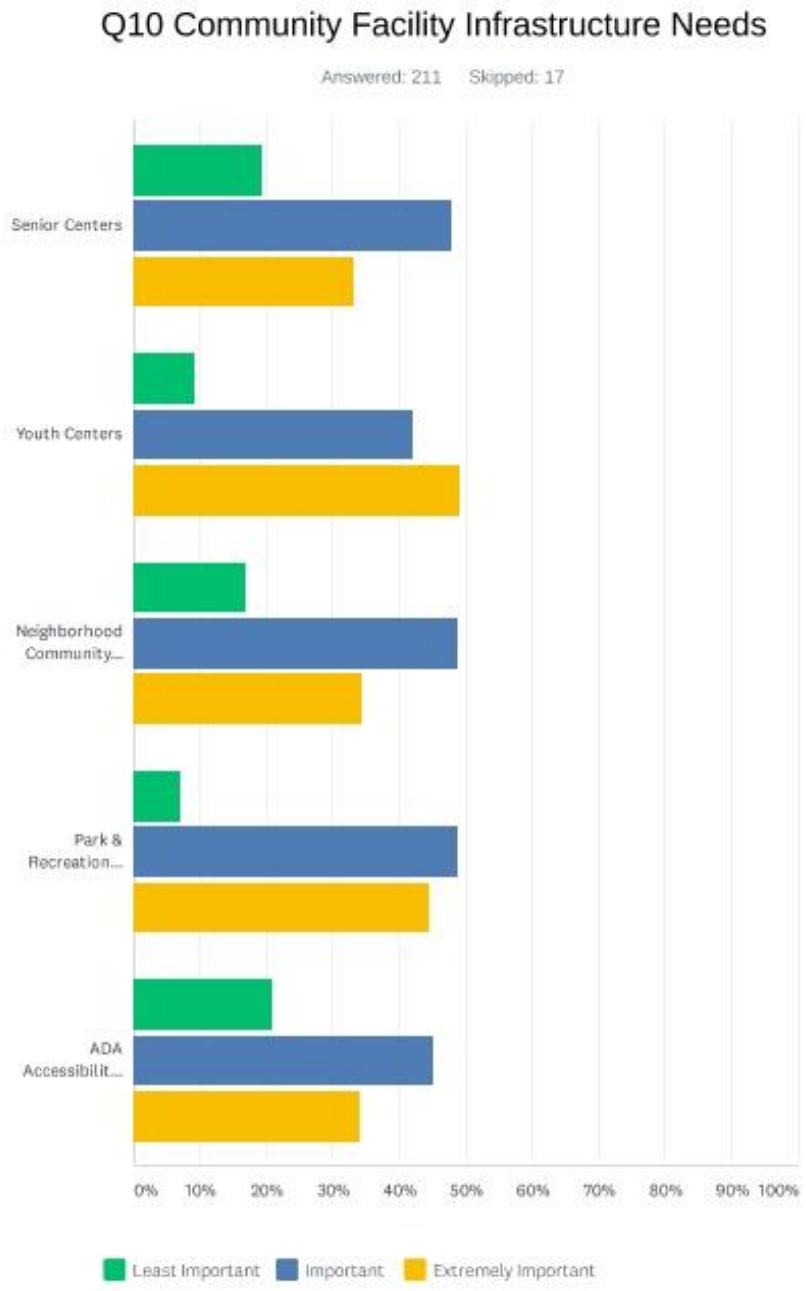


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City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Emergency Shelter	11.94% 24	35.82% 72	52.24% 105	201
Transitional Housing	15.15% 30	47.47% 94	37.37% 74	198
Permanent Supportive Housing	18.45% 38	34.95% 72	46.60% 96	206
One-time rent/utility payments	32.02% 65	41.87% 85	26.11% 53	203
Homeless Prevention Programs	6.34% 13	25.37% 52	68.29% 140	205

#	OTHER (PLEASE SPECIFY)
1	A task force with fire/PD and county about how discharged patients from john george psychiatric pavilion are to transition as they leave. Currently many simply wander through town on foot.
2	suvival skills when homeless
3	Single Parent Child Care Center
4	Mental Health
5	Mandatory work acceptance for homeless.
6	Mental Health & Addication Assistance Programs
7	Drug rehabilitation programs
8	Rent Stabilization to prevent homelessness
9	ques is nonsenser. SL, not Cal, needs to help homeless?
10	Homelessness solutions that address the unique needs of women and female identified people.
11	Getting greedy landlords to lower rents so more people don't become homeless!!!


Q10 Community Facility Infrastructure Needs
Answered: 211 Skipped: 17
Senior Centers
Youth Centers
Neighborhood Community...
Park & Recreation...
ADA Accessibilit...
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%
Least Important
Important
Extremely Important

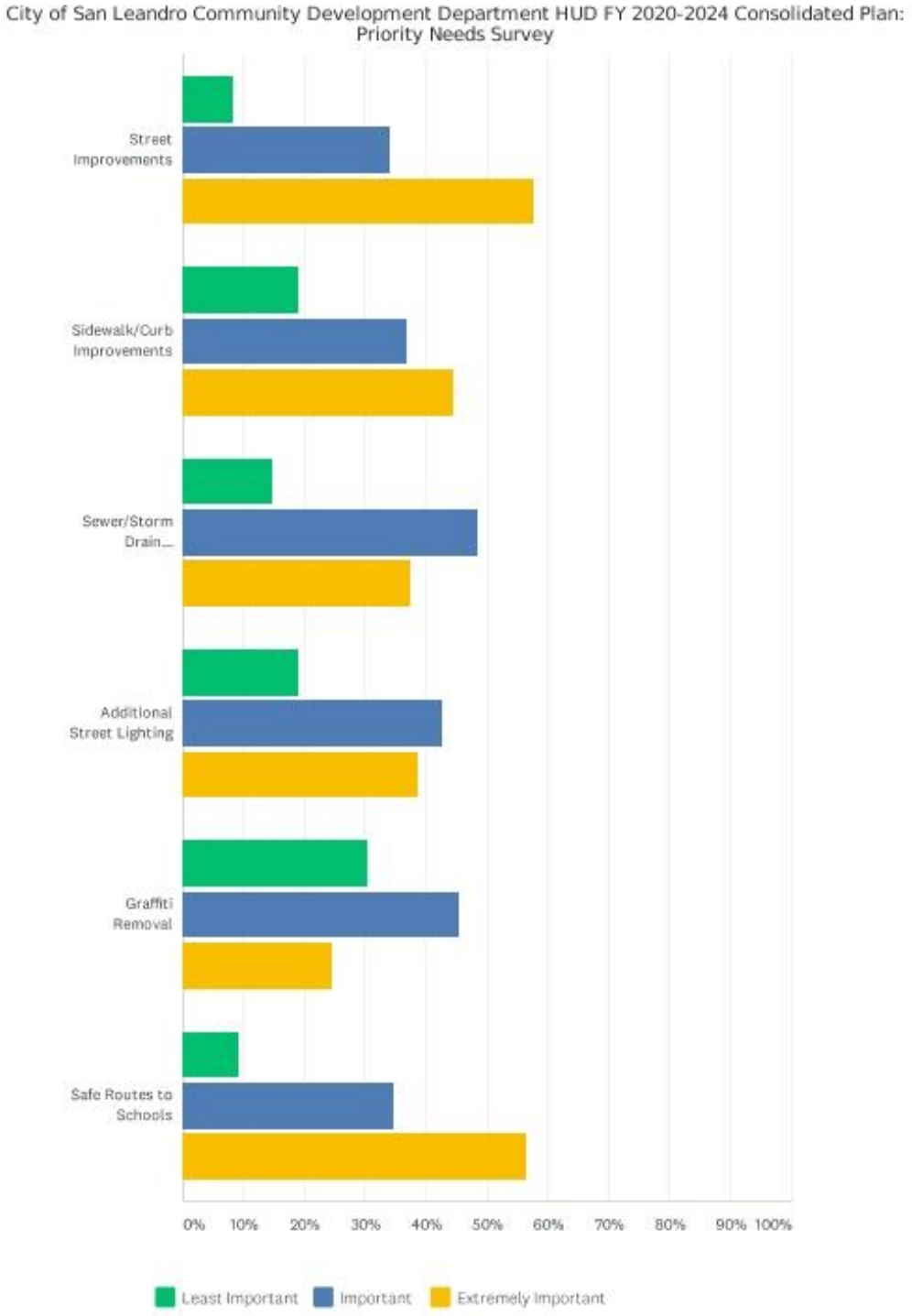
City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Senior Centers	19.21% 39	47.78% 97	33.00% 67	203
Youth Centers	8.96% 18	41.79% 84	49.25% 99	201
Neighborhood Community Centers	16.91% 35	48.79% 101	34.30% 71	207
Park & Recreation Facilities	6.97% 14	48.76% 98	44.28% 89	201
ADA Accessibility Improvements to Public Roads/Facilities	21.00% 42	45.00% 90	34.00% 68	200

#	OTHER (PLEASE SPECIFY)
1	Infrastructure resilience improvements
2	Outside Fields for Youth to play at - Basketball courts, baseball fields, Football fields.
3	City Owned Fitness Center with Basketball Court
4	Why can't the 4 first items listed be combined in some way?
5	ADA is federally mandated. again, ques is nonsense

Q11 Neighborhood Infrastructure Needs

Answered: 211 Skipped: 17

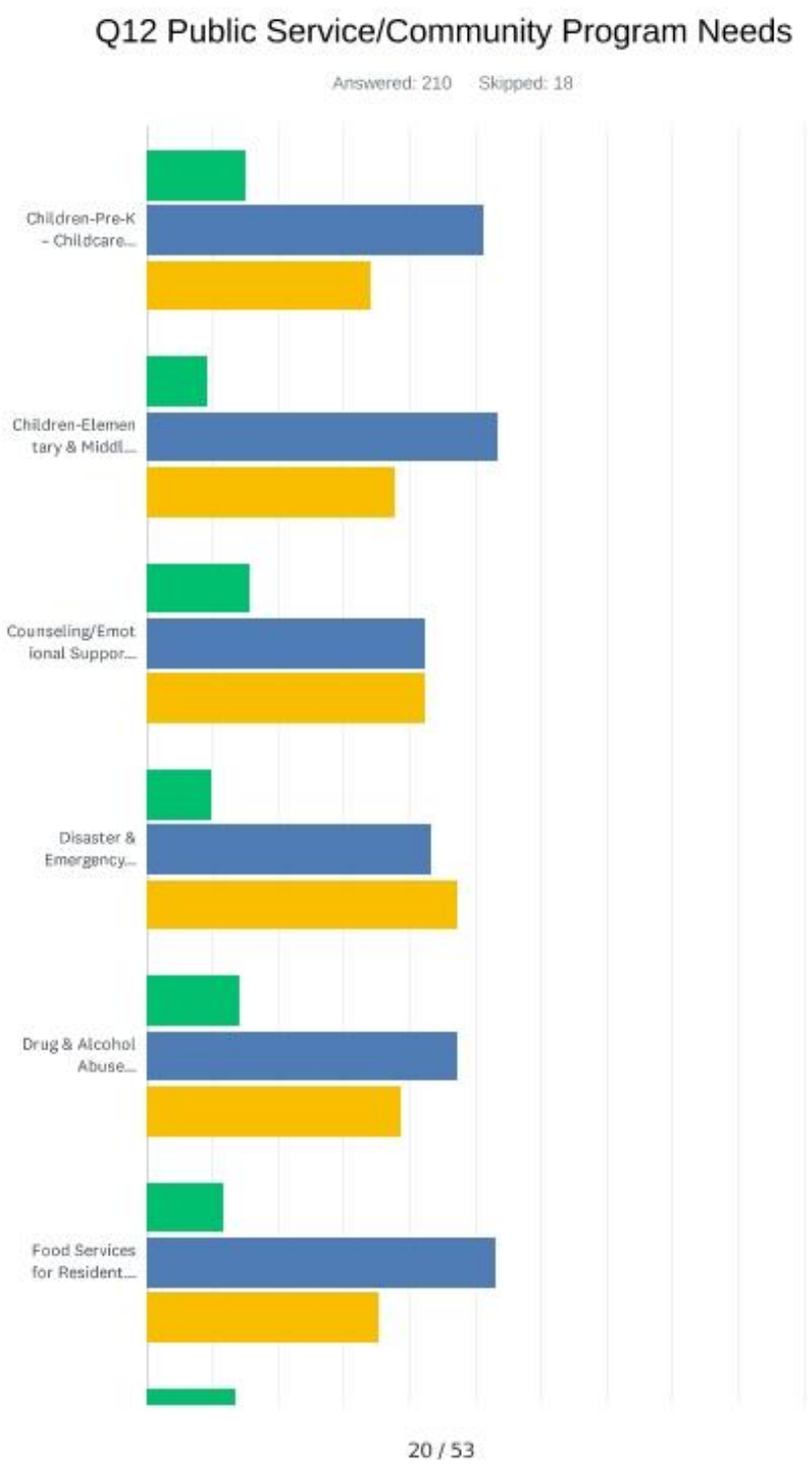

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey
Street Improvements
Sidewalk/Curb Improvements
Sewer/Storm Drain...
Additional Street Lighting
Graffiti Removal
Safe Routes to Schools
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Least Important
Important
Extremely Important

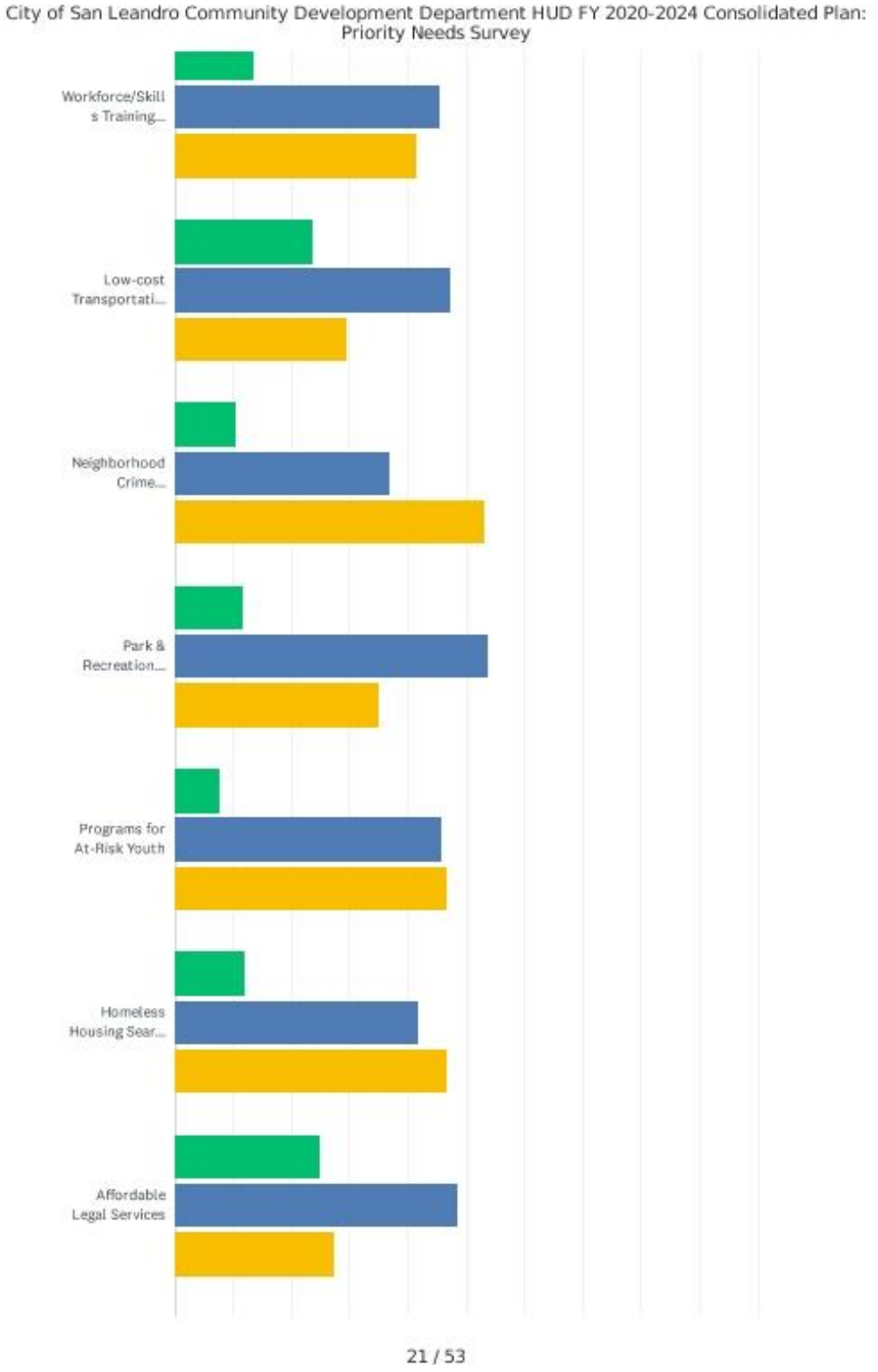
City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

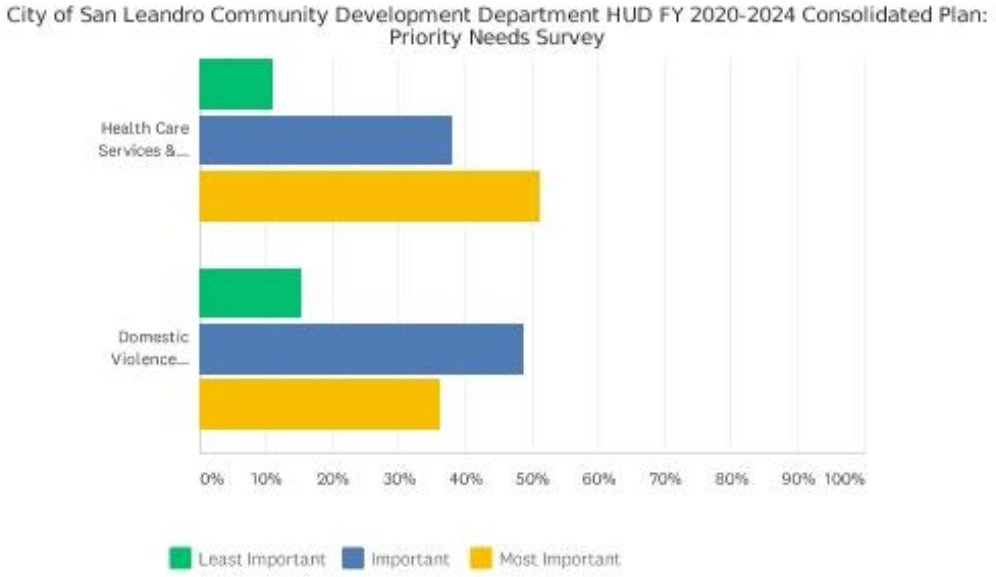
	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Street Improvements	8.25% 17	33.98% 70	57.77% 119	206
Sidewalk/Curb Improvements	18.81% 38	36.63% 74	44.55% 90	202
Sewer/Storm Drain Improvements	14.57% 29	48.24% 96	37.19% 74	199
Additional Street Lighting	19.00% 38	42.50% 85	38.50% 77	200
Graffiti Removal	30.35% 61	45.27% 91	24.38% 49	201
Safe Routes to Schools	8.91% 18	34.65% 70	56.44% 114	202

#	OTHER (PLEASE SPECIFY)
1	Installation of gas shut off valves on existing residences
2	Attempt to incorporate Graffiti "artist" into art around the city.
3	More bike lanes
4	Speed limits enforced on main streets. Bancroft and East 14th
5	Get bicycles, dogs and cars off the sidewalks.
6	Bike lanes
7	litter removal and prevention. Bulk trash dumps a big problem
8	cleanup of neighborhoods, ordinance enforcements with add ons and widening driveways
9	Flood prevention
10	Bike lanes
11	Street trees - planting and maintenance
12	fix roads, instead of "traffic calming"
13	Clear sidewalks of bicycles, dogs and cars.

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey




City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey
Workforce/Skills Training...
Low-cost Transportati...
Neighborhood Crime...
Park & Recreation...
Programs for At-Risk Youth
Homeless Housing Sear...
Affordable Legal Services
21 / 53


City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey
Health Care Services &...
Domestic Violence...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Least Important
Important
Most Important

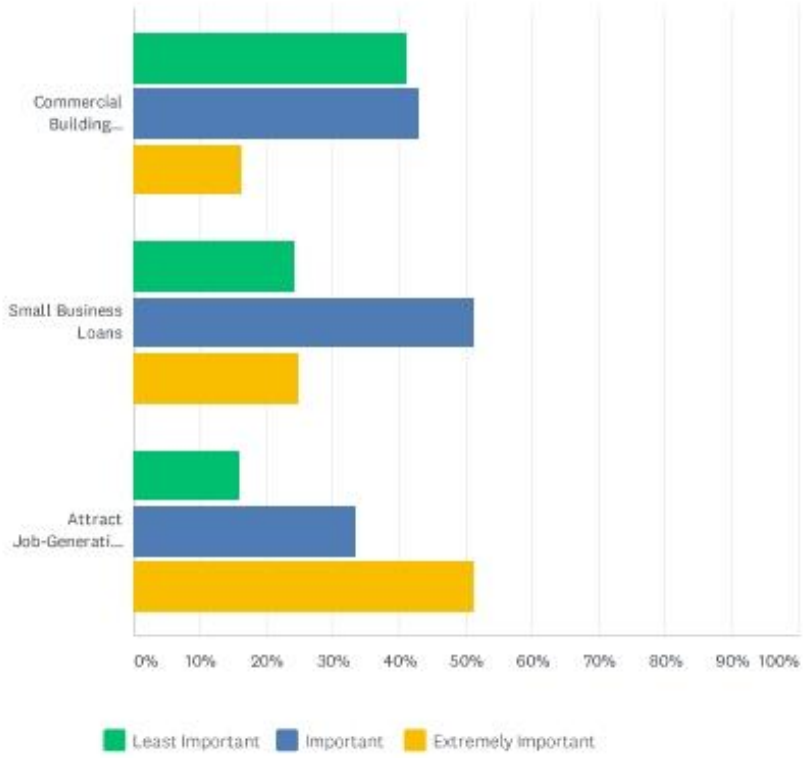
City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

	LEAST IMPORTANT	IMPORTANT	MOST IMPORTANT	TOTAL
Children-Pre-K – Childcare Services & Facilities	15.00% 30	51.00% 102	34.00% 68	200
Children-Elementary & Middle School – Afterschool/Summer Camp Programs & Services	9.14% 18	53.30% 105	37.56% 74	197
Counseling/Emotional Support Services	15.58% 31	42.21% 84	42.21% 84	199
Disaster & Emergency Preparedness Services	9.55% 19	43.22% 86	47.24% 94	199
Drug & Alcohol Abuse Counseling/Treatment	14.07% 28	47.24% 94	38.69% 77	199
Food Services for Residents with Special Needs	11.73% 23	53.06% 104	35.20% 69	196
Workforce/Skills Training and/or Job Placement	13.30% 27	45.32% 92	41.38% 84	203
Low-cost Transportation Services (Taxi Coupons, Dial-a-Ride, Jitney Services)	23.74% 47	46.97% 93	29.29% 58	198
Neighborhood Crime Prevention Programs	10.40% 21	36.63% 74	52.97% 107	202
Park & Recreation Programs	11.50% 23	53.50% 107	35.00% 70	200
Programs for At-Risk Youth	7.61% 15	45.69% 90	46.70% 92	197
Homeless Housing Search Counseling/Street Outreach Services	11.88% 24	41.58% 84	46.53% 94	202
Affordable Legal Services	24.63% 50	48.28% 98	27.09% 55	203
Health Care Services & Facilities	11.00% 22	38.00% 76	51.00% 102	200
Domestic Violence Counseling	15.27% 31	48.77% 99	35.96% 73	203

#	OTHER (PLEASE SPECIFY)
1	Financial Literacy Programs for the Youth
2	Senior services
3	clean up of neighborhoods and plight. work with county, railroad, caltrans to clean up streets and neighborhoods-horrendous
4	Work with AC Transit and advocate for better bus service & routes to BART within all of San Leandro.
5	seems like we already have most of this

Q13 Economic Development Needs

Answered: 207 Skipped: 21



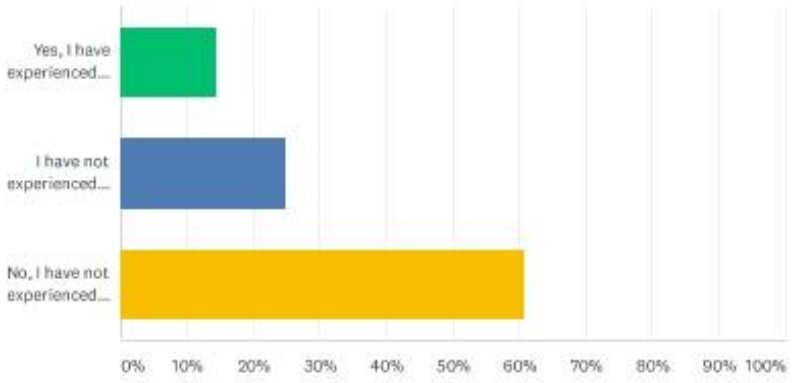
	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Commercial Building Rehabilitation	40.91% 81	42.93% 85	16.16% 32	198
Small Business Loans	24.12% 48	51.26% 102	24.62% 49	199
Attract Job-Generating Businesses	15.84% 32	33.17% 67	50.99% 103	202

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

#	OTHER (PLEASE SPECIFY)
1	I do not know
2	Training Centers for various trades
3	small local business participation at city festivals
4	Bldg Rehab -- GO GREEN, focus on sustainability and resiliency
5	Do something to revitalize downtown - even if it's totally redoing the Safeway plaza. Negotiate with property owners to keep their exterior sidewalks and parking lots clean. SL is a pit - let's make prop owners keep it clean!
6	Actually getting businesses in the city that we need - not just more hair and nail salons.

Q14 Have you or someone you know ever encountered any of the forms of housing discrimination described above?

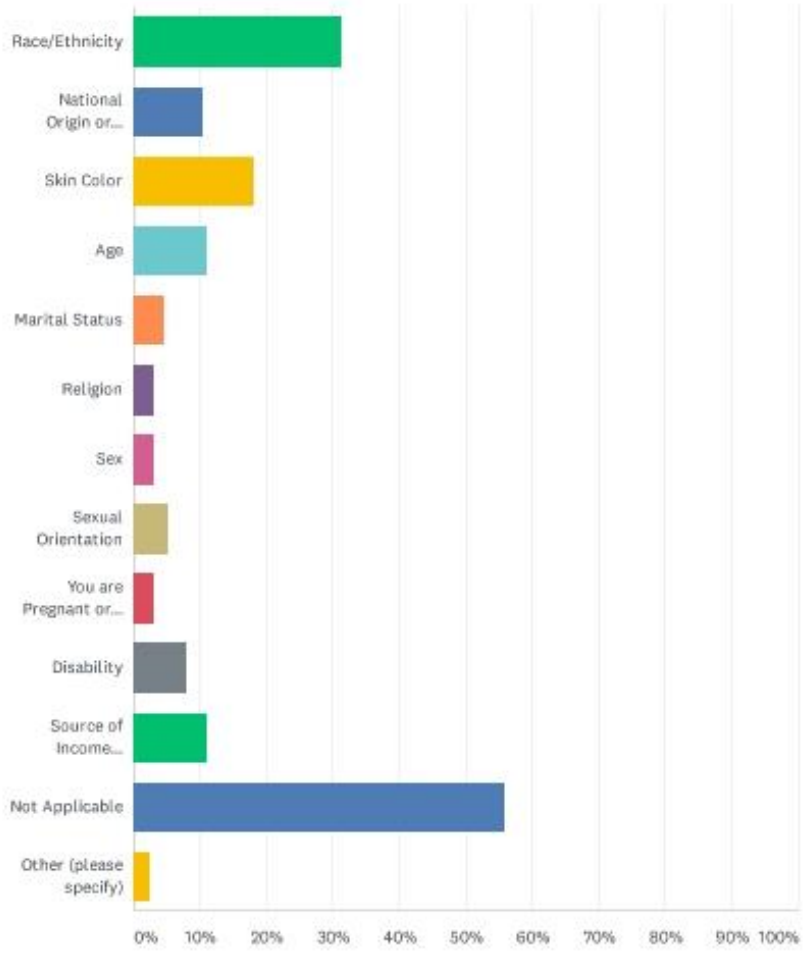
Answered: 209 Skipped: 19



ANSWER CHOICES	RESPONSES	
Yes, I have experienced discrimination.	14.35%	30
I have not experienced discrimination, but I know someone who has.	24.88%	52
No, I have not experienced discrimination.	60.77%	127
TOTAL		209

Q15 If you or someone you know have experienced housing discrimination, what types of discrimination did you or your acquaintance experience? Please check all that apply.

Answered: 199 Skipped: 29



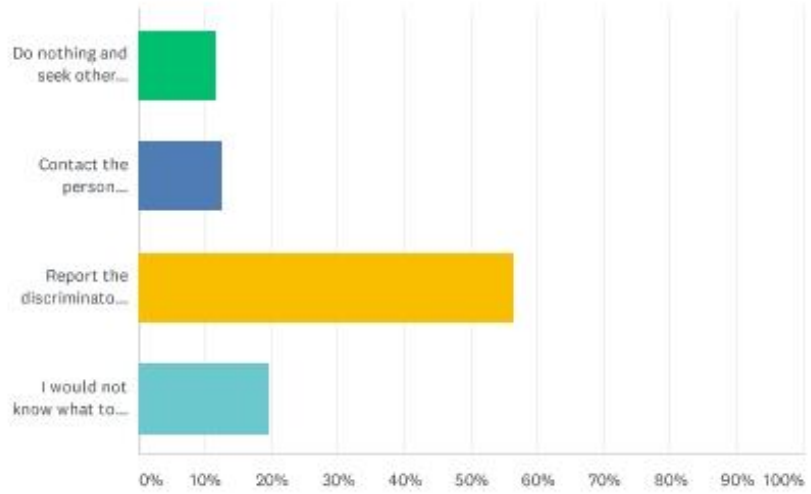
City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

ANSWER CHOICES	RESPONSES	
Race/Ethnicity	31.16%	62
National Origin or Ancestry	10.55%	21
Skin Color	18.09%	36
Age	11.06%	22
Marital Status	4.52%	9
Religion	3.02%	6
Sex	3.02%	6
Sexual Orientation	5.03%	10
You are Pregnant or live in a household with Children	3.02%	6
Disability	8.04%	16
Source of Income (Example: Property Manager did not accept HUD Section 8 Voucher or other housing subsidy.)	11.06%	22
Not Applicable	55.78%	111
Other (please specify)	2.51%	5
Total Respondents: 199		

#	OTHER (PLEASE SPECIFY)
1	Pets
2	Military service
3	Forced to vacate because unable to pay high rent increase.
4	prior history (eviction/prison/jail/bankruptcy)
5	Domestic violence / sexual assault survivor

Q16 What would you do if you encountered housing discrimination?

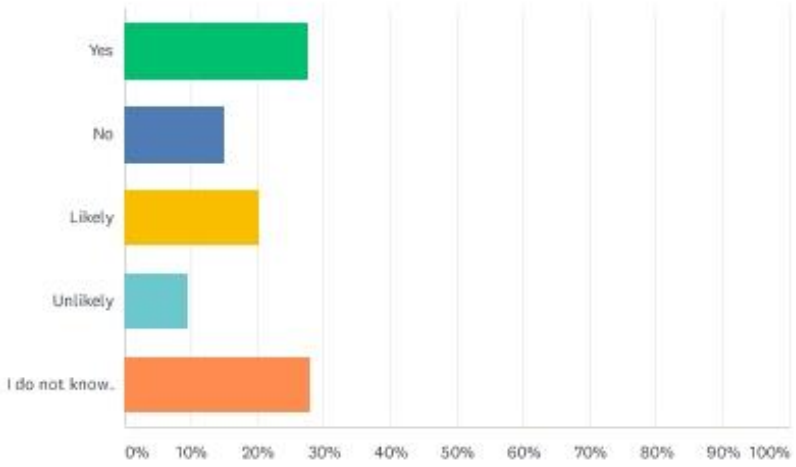
Answered: 208 Skipped: 20



ANSWER CHOICES	RESPONSES	
Do nothing and seek other housing options.	11.54%	24
Contact the person responsible and let them know that they are acting in a discriminatory manner.	12.50%	26
Report the discriminatory behavior.	56.25%	117
I would not know what to do.	19.71%	41
TOTAL		208

Q17 Do you believe housing discrimination occurs in your neighborhood?

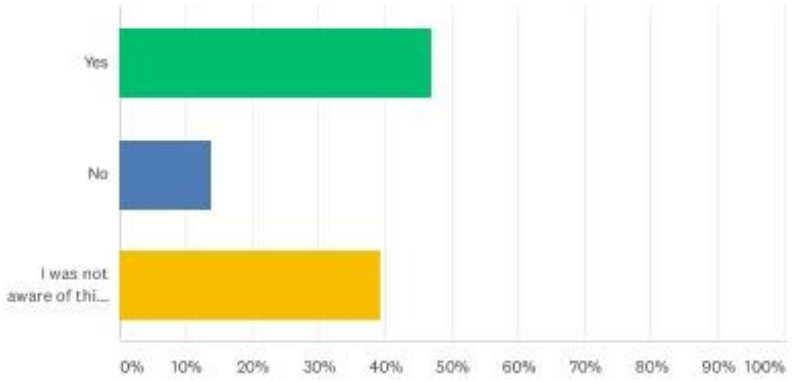
Answered: 212 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	27.36%	58
No	15.09%	32
Likely	20.28%	43
Unlikely	9.43%	20
I do not know.	27.83%	59
TOTAL		212

Q18 Are you aware of a tenant's right to request, from a property manager, a physical change to make a home more accessible if necessary due to a disability (called "reasonable accommodation")?

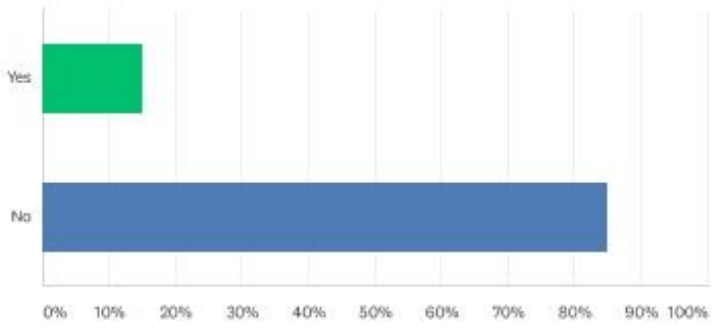
Answered: 211 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	46.92%	99
No	13.74%	29
I was not aware of this requirement.	39.34%	83
TOTAL		211

Q19 Have you, or someone you know, ever made a request for a reasonable accommodation?

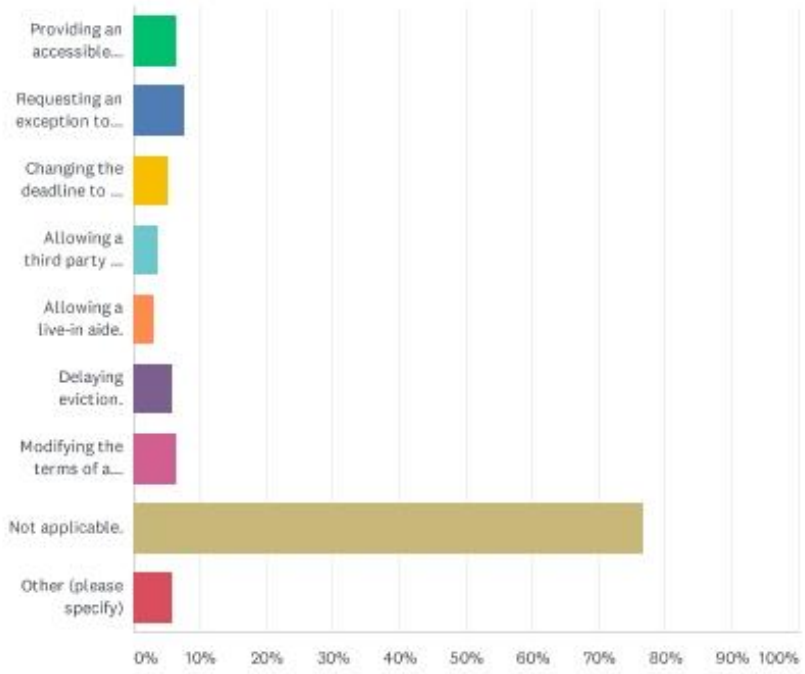
Answered: 211 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	15.17%	32
No	84.83%	179
TOTAL		211

Q20 If yes, then what type of accommodation and /or modification did you or your acquaintance request? Please check all that apply.

Answered: 171 Skipped: 57



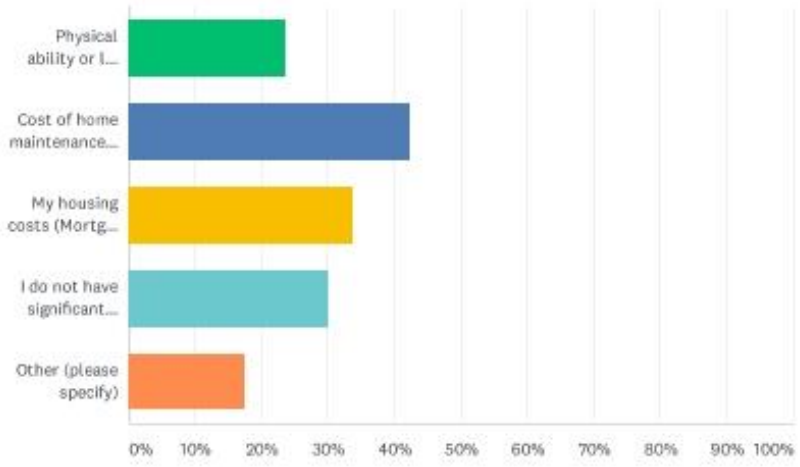
ANSWER CHOICES	RESPONSES	
Providing an accessible parking space.	6.43%	11
Requesting an exception to a no-pets policy.	7.60%	13
Changing the deadline to pay rent.	5.26%	9
Allowing a third party to cosign the lease or pay the rent.	3.51%	6
Allowing a live-in aide.	2.92%	5
Delaying eviction.	5.85%	10
Modifying the terms of a lease.	6.43%	11
Not applicable.	76.61%	131
Other (please specify)	5.85%	10
Total Respondents: 171		

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

#	OTHER (PLEASE SPECIFY)
1	changing flooring from carpet to laminate to make it easier for a wheelchair
2	Install grab bars in bathroom area
3	Walk in shower
4	request housing renovation despite there being other available ada units
5	providing laundry
6	Wheelchair ramp, extra bars in apt to grab onto
7	Accessibility in bathrooms.
8	Request railings on stairs
9	requesting hand rails to a house with stairs for my mother
10	path of travel

Q21 If you are a homeowner, what are the most pressing challenges you face with regard to your home? Please check all that apply.

Answered: 166 Skipped: 62



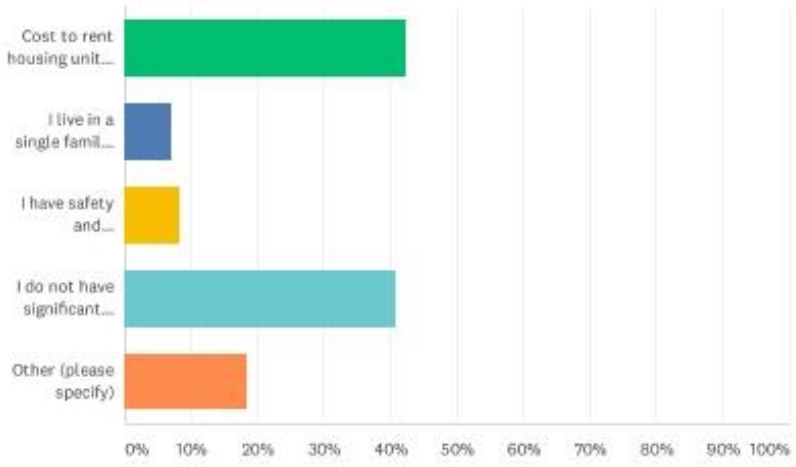
ANSWER CHOICES	RESPONSES	
Physical ability or lack of skills needed to maintain my home.	23.49%	39
Cost of home maintenance (example: cost of labor to hire someone and/or supplies to conduct repairs).	42.17%	70
My housing costs (Mortgage principal, interest, property taxes & insurance) make it difficult to afford any other needs in my household.	33.73%	56
I do not have significant challenges with regard to my home.	30.12%	50
Other (please specify)	17.47%	29
Total Respondents: 166		

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

#	OTHER (PLEASE SPECIFY)
1	I am a renter
2	N/A
3	N/A
4	I am not a home owner.
5	Not homeowner
6	n/a
7	I am not a homeowner
8	I am a renter. Not an owner
9	N/A
10	Not applicable
11	Continuing rise of taxes, utilities & food. Cannot afford retirement & had to return to work.
12	I don't own a home
13	Trailer park resident
14	Neighbors don't keep property clean and looks bad
15	Thanks to SL Mobilehome Rent Ordinance, pressure on rising rents has been diminished, but not abated.
16	All the crime that I have personally experienced at my home these last two years
17	Understanding the language my neighbors speak
18	We have not heater in the house. Only a gas fireplace. Doesn't keep the house warm.
19	Not a home owner
20	High rent increases
21	property taxes
22	Housing cost compared to other areas in the country.
23	Property taxes are too high!!!
24	Annual rent increases that exceed income increases
25	Parcel taxes
26	I am fortunate!
27	Using the steps/stairs to enter my house
28	Property Taxes
29	Not a homeowner

Q22 If you are a tenant, what are the most pressing challenges you face with regard to your home? Please check all that apply.

Answered: 142 Skipped: 86



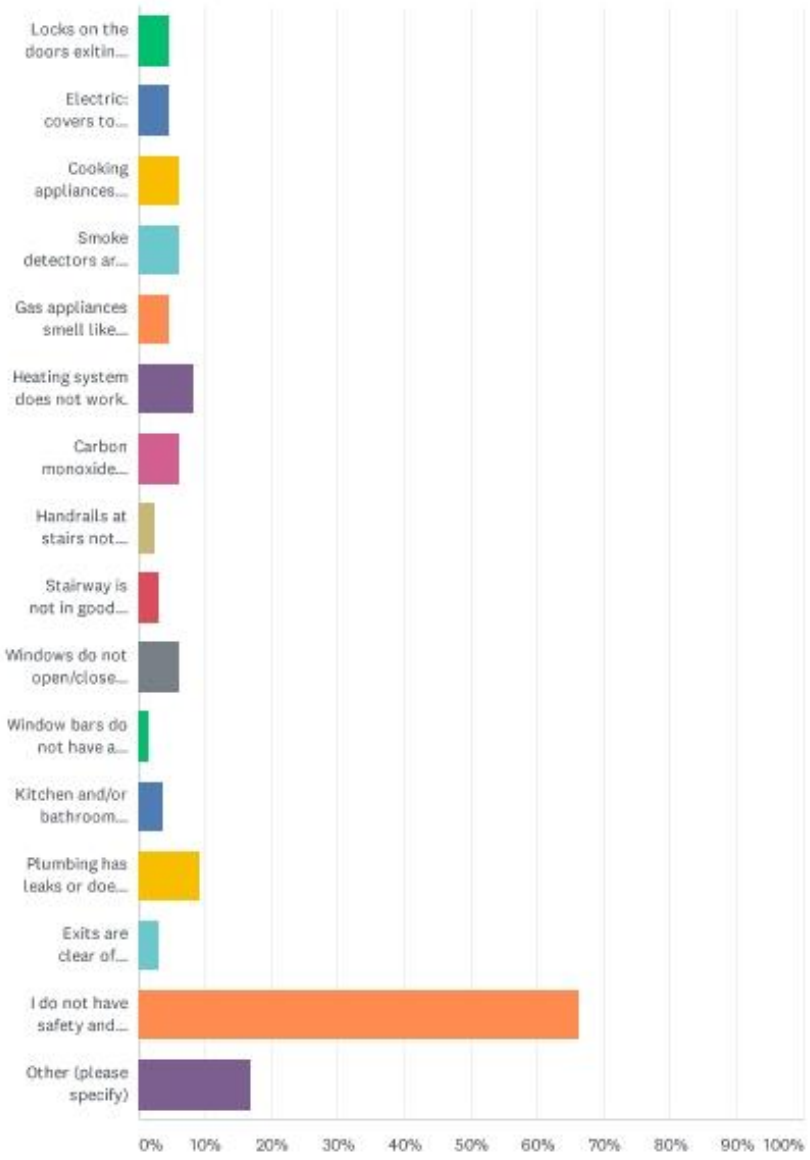
ANSWER CHOICES	RESPONSES	
Cost to rent housing unit is too high (more than 1/3 or 1/2 of my gross—before any taxes are taken out of your paycheck—household income).	42.25%	60
I live in a single family home that is not covered by any tenant protections (state or local).	7.04%	10
I have safety and habitability concerns.	8.45%	12
I do not have significant challenges with regard to my home.	40.85%	58
Other (please specify)	18.31%	26
Total Respondents: 142		

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

#	OTHER (PLEASE SPECIFY)
1	"fear" of rent increase if request repair
2	I am rented an apartment
3	Not a tenant
4	Not applicable
5	Rent increase every year with no upgrades being done to the apt/building. The rent will far exceed what the apr is actually worth, but nothing I can do, every yr it just keeps going up.
6	Access to my shower.
7	N/A
8	People from the street can walk on my porch
9	Own my home.
10	my landloard wants to maintain the property
11	Park manager harassment of certain tenants
12	na
13	not a tenannt
14	I pay mortgage AND rent living in Mission Bay -- and the total cost is breaking some of my neighbors and impacting their ability to find buyers able and willing to pay mortage and rent.
15	Not tennamt
16	NA
17	not a tenant
18	Not a tenant
19	Landlords drag their feet and take a long time to take care of needed repairs and other situations that should be taken care of in a reasonable amount of time.
20	I am not a renter
21	Not a tenant. I'm an owner.
22	not applicable
23	N/a
24	N/A - I am paying a mortgage not renting
25	not applicable
26	I am not a tenant

Q23 If you are a tenant and have safety and habitability concerns, what are they? Please check all that apply.

Answered: 131 Skipped: 97



City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

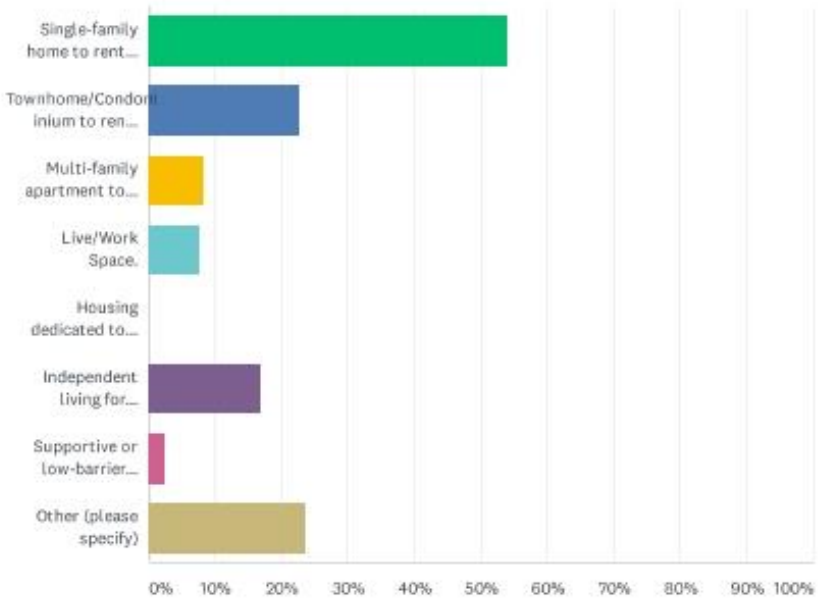
ANSWER CHOICES	RESPONSES	
Locks on the doors exiting to the outside are not operational.	4.58%	6
Electric: covers to switches and/or outlets are missing.	4.58%	6
Cooking appliances provided with rental do not work correctly.	6.11%	8
Smoke detectors are not present or are not functioning.	6.11%	8
Gas appliances smell like there is a gas leak.	4.58%	6
Heating system does not work.	8.40%	11
Carbon monoxide detector not present or indicates malfunction.	6.11%	8
Handrails at stairs not securely fastened.	2.29%	3
Stairway is not in good condition.	3.05%	4
Windows do not open/close properly.	6.11%	8
Window bars do not have a quick-release mechanism.	1.53%	2
Kitchen and/or bathroom without window does not have functioning ventilation system.	3.82%	5
Plumbing has leaks or does not function properly.	9.16%	12
Exits are clear of obstacles.	3.05%	4
I do not have safety and habitability concerns with my home.	66.41%	87
Other (please specify)	16.79%	22
Total Respondents: 131		

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

#	OTHER (PLEASE SPECIFY)
1	N/A
2	Not applicable
3	Dry rotting and broken wood on my 2 back gates.
4	N/A
5	my landloard is always in the garden.
6	Elevator often is out of service
7	na
8	nto a tenant
9	The Park Owner sprays known toxic chemicals in public areas accessible to tenants, pets and wildlife. These toxins seep into Heron Bay adjacent to the Park.
10	2
11	not a tenant
12	Homeowner not a tenant
13	Heating system works poorly and is very inefficient and costs me a ton of money to run in the winter.
14	I am not a renter
15	I fought over several years and finally got a working water heater, safe microwave, front door lock that did not fall off, and electrical repairs which prevented multiple switches and outlets from functioning.. I asked to be allowed to let PGE put in some insulation in the attic and was told by management company that landlord would NOT allow PGE to do this. Because of frequent sewer system backups, I snaked out the main sewer line for my duplex building for years before I was told I was not allowed to do this either even if it means that I would be without a toilet for a few days. I had to do dishes in my bathtub for 3 weeks when the garbage disposal on the kitchen sink rusted shut and the sink would not drain. A new disposal was finally installed but I had to fight for it. At one point, neighbors were told that their rent was being raised because the management company had to do work on my unit. The property management company tried to force tenants to pay rent online with a credit card and I fought that for a year or so. Property management company has luckily changed recently.
16	not applicable
17	people from the street walk in front of my door to the outside, on my porch
18	N/a
19	not applicable
20	I am not a tenant
21	Balcony structure and house floors are uneven. Windows are old.
22	Heating system works, but poorly and inefficiently; filters never changed the entire time I've lived here (7 years); causing my electric bills to go through the roof in the winter since I also had to get space heaters.

Q24 If you are looking for housing, what type of housing are you looking for? Please check all that apply.

Answered: 119 Skipped: 109

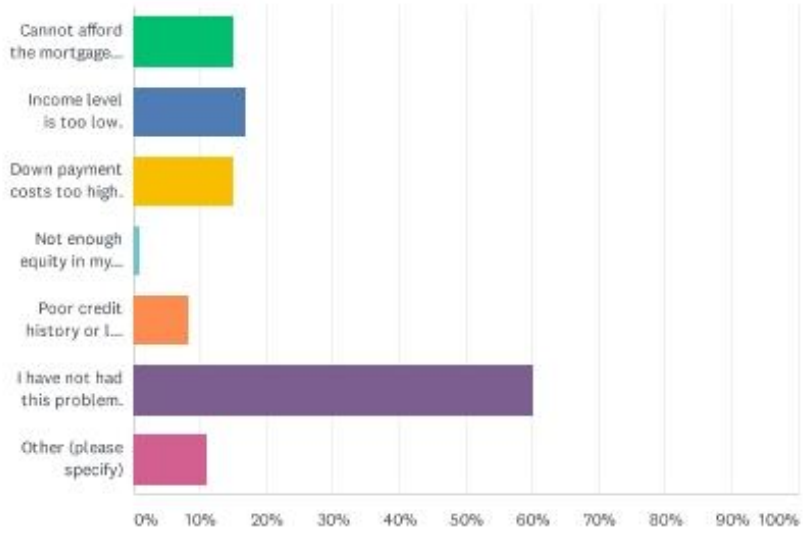


ANSWER CHOICES	RESPONSES	
Single-family home to rent or purchase.	53.78%	64
Townhome/Condominium to rent or purchase.	22.69%	27
Multi-family apartment to rent.	8.40%	10
Live/Work Space.	7.56%	9
Housing dedicated to those with mental or physical disabilities.	0.00%	0
Independent living for Senior Citizens.	16.81%	20
Supportive or low-barrier housing (for high needs or formerly homeless)	2.52%	3
Other (please specify)	23.53%	28
Total Respondents: 119		

#	OTHER (PLEASE SPECIFY)
1	N/A
2	I'm not looking for housing at the moment. I have a place.
3	already own a home
4	Not applicable
5	n/a
6	Housing with affordable rent in this current economy.
7	Not applicable
8	Not looking
9	Not applicable
10	Not looking
11	na
12	not lookign for housing
13	NA
14	not looking for housing
15	Not looking for housing
16	NA
17	Not looking
18	Housing that I can actually afford!!!!
19	Not looking
20	na
21	not applicable
22	NA
23	I am not looking for housing.
24	na
25	Not looking
26	N/A
27	no
28	I am not looking for housing

Q25 If you are seeking to purchase a home or re-finance your home loan and your application was NOT approved, which of the following reasons were you given? Please check all that apply.

Answered: 135 Skipped: 93



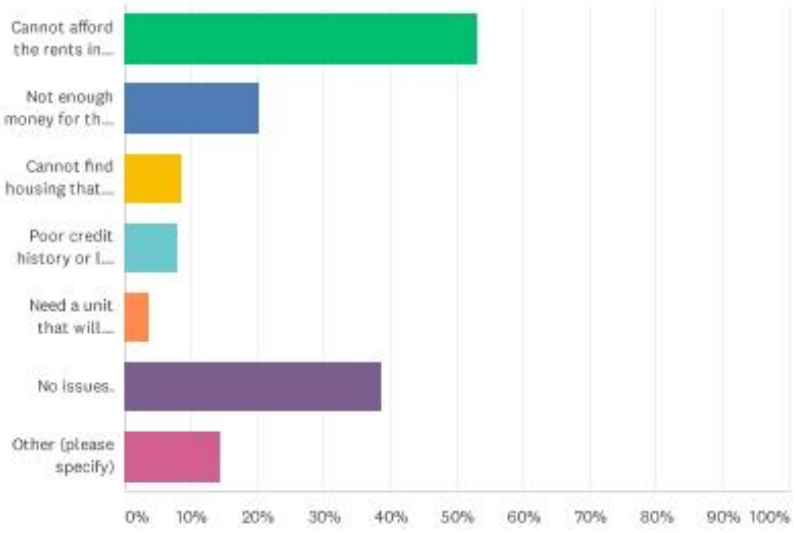
ANSWER CHOICES	RESPONSES	
Cannot afford the mortgage in my preferred neighborhood.	14.81%	20
Income level is too low.	17.04%	23
Down payment costs too high.	14.81%	20
Not enough equity in my property.	0.74%	1
Poor credit history or low credit score.	8.15%	11
I have not had this problem.	60.00%	81
Other (please specify)	11.11%	15
Total Respondents: 135		

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

#	OTHER (PLEASE SPECIFY)
1	Mo comments
2	I am rented an apartment
3	N/A
4	NA
5	n/a
6	Not applicable
7	Not looking
8	na
9	i have not tried to refinance
10	Not looking
11	N/A
12	not applicable
13	Not applicable
14	NA
15	Can't afford the average price of $600,000 for a home.

Q26 If you are seeking to rent housing, which of the following issues have limited your housing options? Please check all that apply.

Answered: 140 Skipped: 88



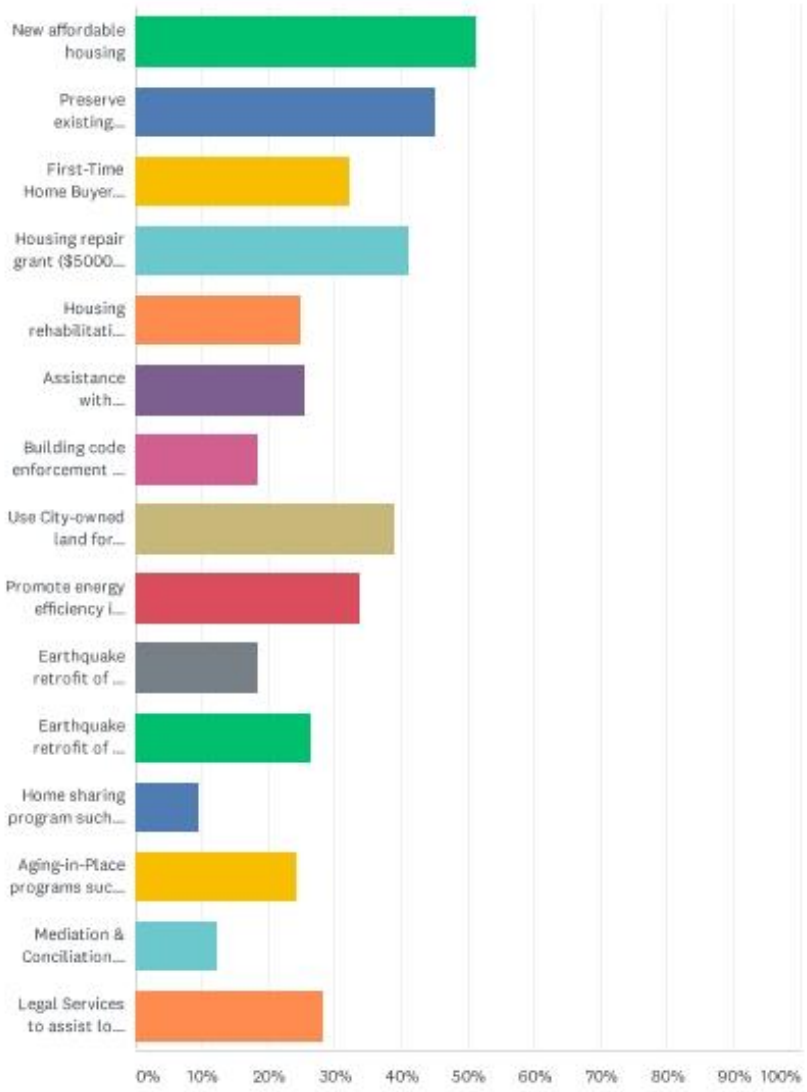
ANSWER CHOICES	RESPONSES	
Cannot afford the rents in the neighborhood that I prefer.	52.86%	74
Not enough money for the security deposit.	20.00%	28
Cannot find housing that is large enough for my family.	8.57%	12
Poor credit history or low credit score.	7.86%	11
Need a unit that will accommodate my disability.	3.57%	5
No issues.	38.57%	54
Other (please specify)	14.29%	20
Total Respondents: 140		

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

#	OTHER (PLEASE SPECIFY)
1	No comments
2	not looking at present time
3	N/A
4	desire work live space thats afforable
5	Ability to pay, however feel prices are too high, and have no credit score.
6	N/A
7	Not being able to afford rent in an area I prefer is not a real issue
8	Senior Housing "waiting lists" are years long.
9	Cannot afford rents anywhere despite working full time and 2nd job
10	na
11	not seeking housing
12	NA
13	not seeking
14	All the places I have looked at require income that is 3 times the monthly rent. My income is now Social Security. Savings are what keep me from being homeless, but savings are also what keep me from being able to apply for affordable housing. Unfortunately my savings are not enough to get me into market rate senior housing.
15	not applicable
16	Senior housing waiting lists extend to more than five years.
17	Not applicable
18	NA
19	Rents are too high and units need repair
20	Rent is very high, and looking on-line shows that there are no units available for less or not much less than I'm already paying. Landlords collude to keep rents very high.

Q27 If you had to choose where to invest the City's resources to improve Housing options in San Leandro, what programs would be most helpful for your household? Please choose no more than five options.

Answered: 193 Skipped: 35



City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

ANSWER CHOICES	RESPONSES	
New affordable housing	51.30%	99
Preserve existing affordable housing	45.08%	87
First-Time Home Buyer loans	32.12%	62
Housing repair grant ($5000 and under)	40.93%	79
Housing rehabilitation loan (low-interest loan paid when home is refinanced or sold)	24.87%	48
Assistance with design/build *OR* getting into compliance an Accessory Dwelling Unit (ADU; a.k.a.: Granny Flat, Casita, In-law unit, etc).	25.39%	49
Building code enforcement to ensure that housing stock is safe, healthy, and accessible	18.13%	35
Use City-owned land for affordable housing construction	38.86%	75
Promote energy efficiency in housing	33.68%	65
Earthquake retrofit of a multi-unit apartment building	18.13%	35
Earthquake retrofit of a single-family home	26.42%	51
Home sharing program such as Hip Housing	9.33%	18
Aging-in-Place programs such as the Village Movement	24.35%	47
Mediation & Conciliation between Tenants and Property Managers	12.44%	24
Legal Services to assist low income households with housing issues	27.98%	54
Total Respondents: 193		

Q28 [OPTIONAL] Please provide any additional comments or recommendations for housing and community development needs in the City of San Leandro.

Answered: 39 Skipped: 189

City of San Leandro Community Development Department HUD FY 2020-2024 Consolidated Plan: Priority Needs Survey

#	RESPONSES
1	Need senior housing and smalil studios for the homeless
2	please do it for the street improvement. The street was very very bad shape.
3	When thinking about what makes a great community, affordable housing is a priority. Keep people housed so they don't become homeless.
4	Encourage options for older residents to downsize and stay in the local community to free up existing housing stock.
5	The disaster council should prioritize studying effective ways of preventing the spread of fire from existing home to existing home and recommend to the city council the implementation of resilience measures. Perhaps based on recent fires such as in Paradise this might include automatic gas shutoff valves, attic screens, removal of wood shake roofing, trimming of trees. Also the city should be aware of the East Bay Subbasin plan by East Bay MUD which will add treated water to the
6	San leandro like most of the bay area has gotten much more expensive to live in as I have grown older. My grandfather was able to buy a house in San Leandro in the 70's and that gave my family access to generation wealth. I have been very lucky however am very concerned about the current state of things as others have not. I remember visiting my grandfather in the neighborhood of bay-o-vista, and later learned about red-lining practices, that keep people like me (who are black) out of neighborhood my grandfather lived in (he was white). I think San Leandro has a lot to answer and a lot it can do for its more vulnerable populations and communities of color. More robust services for the homeless would be a great start, working in the San Leandro library it is clear to see the homeless in San Leandro do not have enough support. Some folks at the library complain about homeless people coming to the library, however in my mind this is a logical place to come as it is warm, and a public good. If there were more options, or our homeless populations that would be a great start. Also preventing homelessness by building new low cost housing or utilizing city property for low cost housing would be awesome. There are a lot of systemic issues at play that make it hard for San Leandro to make large sweeping changes, however I think there is a lot that can be done within our city government and in the community that can be small steps towards more humane treatment and conditions for others.
7	Keep San Leandro quaint. Do NOT allow those monstrosities like those going up in Oakland. New multi -family dwellings should have a certain no. of units for LOW INCOME people. Not below market! If contractor won't allow some units in their buildings for those living in poverty or homeless to rent, then BAN them from building in SL.
8	Develop energy efficient buildings.
9	A lot of these programs do nothing for the working middle class, of whom can't afford to live the city they work for
10	High cost of living, taxes, mentally ill, homeless encampments are huge problems. Folks on drugs should be placed in rehab and released only to their families. Statewide program to relocate folks to cheaper areas that are cooperatively funded to build facilities to address these people's problems. No one should be allowed to do whatever they want, which is what the homeless are doing. Stop the madness. We are creating and allowing chaos. Stop asking us for money and do something!
11	rent control does not help tenant /landloard relations or rents
12	Rent control. Make it so landlords can't raise rent more than once a year and at a minimum rate.
13	you need to make sure there is sufecent parking for appartmetns/condos/homes/AUD's
14	My mom is a senior with many disabilities, and the place we currently live can't help us.
15	No rent control for single family homes it only encourages raising rents. puts a strain on homeowners because that is only source of retirement income and owner of additional home is low-income them selves. do something about the homeless issue . enforce cleanup of areas, cars parked on lawns, illegal units being built in backyard, illegal driveways being made,
16	ADU's offer most effective way of mobilizing local property owners to increase density and

	property values. Need City to focus on enabling policy.
17	HELP HELP HELLLLLP. BArely hanging, being froced out, should have left already. Been in my place more than 10 years & when new owner purchsed increases every year for no good reason other than greed.
18	I wish my children can afford to live here
19	It should be mandatory that rental property owners provide energy efficient rentals. As a renter I am not I am not able to upgrade my unit to reflect energy efficiency. Landlords do not benefit from energy efficient properties because the cost to do all units is not cost efficient. Therefore, tenants are left with their hands tied, paying extremely high rents combined with high utility costs. My PGE during winter is $250-275 per month due to heat escaping through ancient windows that rattle when the wind blows as well as doors that need weather stripping. I've bought energy efficient window coverings but that is not enough. In the summer the same issue of cost with air conditioner. Rental property owners should be mandated by the state to upgrade and maintain energy efficient properties or give up their right to own. Incentives currently offered for efficiency are ignored by rental owners as they are not cost efficient. Renters are treated like second class citizens force to compromise their well being because landlords don't care. Our state suffers as well making a profit off of rent and not contributing to making our state green.
20	The hotel planned for the Marina is an ugly, basic design. The Marina area should be planned for upscale housing and services. Make it a destination point for people visiting as well as a go to area for people all over the Bay Area. It is a one time opportunity with a beautiful venue to do something grand Think big!
21	Code enforcement needs to do something to clean up the dilapidated houses in Washington Manor area.
22	Rents are too HIGH, utilize and update empty buildings for homes and businesses, communities should be of equal businesses and not just one culture. Too many businesses are being over-run with unnecessary stores and stuff and not being provided what San Leandro really needs.
23	Build more townhomes
24	Make homes cheaper for low income families.
25	help the homeless and enforce littering, loitering and camping laws
26	Affordable housing and support for homeless
27	This city caters to the white, privileged homeowners, and doesn't give a damn about renters or people at the bottom of the economic ladder.
28	I'm really against in more building in the Manor. We were a small community now with the new residential building that's going to be where Manor Bowl is currently. So sad
29	The City should know about and care about the conditions of rental housing. Tenants should not have to sue their landlords in order to have living conditions that meeting the State of California's Warranty of Habitability. There has to be a way to keep existing housing affordable other than building a lot of market rate units hoping to force landlords of older buildings to not charge 'market rates' or just stop doing maintenance or repairs.
30	We need rent control. 5 -7% is too high for existing high rents.
31	encourage improvement of "eyesore" vacant lots suc as near Fargo & Washington and Lewelling & Washington. Fix the sidewalks, even in the southern end of the city, and fix the streets. There are terrible potholes on Manor, E. 14th, and Halcyon (to name just a few)
32	Low-income tenants in mobile home parks seem especially vulnerable to sudden rent hikes. Would like to see the city provide aid and support to this issue.
33	Enact rent control for exiting tenants and protection from eviction on grounds of " rehab" as a ploy to raise rents;
34	San Leandro needs rent control.
35	Land is very scarce in SL - need to build mid-rise immediately adjacent to BART (both stations)

	but NOT allow high end rentals to be built which will leave more people out of housing in this city
36	Affordable housing for seniors.
37	This city caters to greedy landlords, letting them charge ridiculous rents for housing stock that mostly is 50+ years old. City Hall gets campaign $$ from landlords, and doesn't give a sh*t about renters, and treats us like we're dirt because "we don't vote". Well, I do, and I don't vote for any of these landlord *sskissers.
38	Real inclusionary ordinance fully enforced.
39	investment in solutions to ending homelessness - shelter and housing

COUNTY OF ALAMEDA

REGIONAL ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

January 2020

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SECTION I

COVER SHEET
FINAL SUBMISSION - 2020–2025

Program Participants

County of Alameda

City of Alameda

City of Albany

City of Berkeley

City of Dublin

City of Emeryville

City of Fremont

City of Hayward

City of Livermore

City of Newark

City of Oakland

City of Piedmont

City of Pleasanton

City of San Leandro

City of Union City

Housing Authority of the City of Alameda

Housing Authority of the County of Alameda

Berkeley Housing Authority

Livermore Housing Authority

Oakland Housing Authority

SIGNATURES

Section II

Executive Summary

This report reflects a countywide effort to increase fair housing choices for residents across the county. The County of Alameda, as lead agency, and multiple participating jurisdictions—the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda—have formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing.

The US Department of Housing and Urban Development (HUD) requires that an analysis of impediments be conducted every five years as part of a five-year Consolidated Plan process, which regional members plan to complete by June 30, 2020.

This section summarizes the findings of the analysis and includes an overview of the public engagement process and fair housing findings, including the primary issues and contributing factors, and identification of future goals and priorities that address these findings. To support this summary, an explanation of the Assessment of Fair Housing requirements and prevalent definitions used in this Regional Analysis of Impediments are provided.

Definitions

Below are terms frequently used throughout this report:

The **Affirmatively Furthering Fair Housing (AFFH) Tool** is a web mapping tool prepared by HUD to assist participating jurisdictions in affirmatively furthering fair housing. It includes data tables that break down the demographics of each participating jurisdiction, such as race and ethnicity, national origin, poverty, and language proficiency. The tool also includes maps displaying the population densities of people of different races, the locations of publicly supported housing, and the level of access of each racial group to resources within a participating jurisdiction.

Alameda County includes all participating jurisdictions, as defined below.

Consortium includes the geographic areas covered by HOME Consortium members, which are Urban County and Entitlement Cities, excluding Berkeley and Oakland. The Housing Authorities' service areas are covered by these geographies.

Entitlement Cities are the cities of Alameda, Berkeley, Fremont, Hayward, Livermore, Oakland, Pleasanton, San Leandro, and Union City.

Participating jurisdictions include all the entities in this regional collaboration: County of Alameda; the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; and the Housing Authority of the County of Alameda, Housing

Authority of the City of Alameda, Berkeley Housing Authority, Livermore Housing Authority, and Oakland Housing Authority. Data presented within this document may say Alameda County when referring to the geographic area of the Alameda County which includes all these participating jurisdiction geographies.

Racially/Ethnically Concentrated Area of Poverty (R/ECAP) is a neighborhood (census tract) that has a poverty rate of 40 percent or more and a racial or ethnic concentration where 50 percent or more of the tract is composed of minority residents.

Region refers to the Alameda County Core Base Statistical Area (CBSA) that is used in comparative analysis. Jurisdictions included in the Alameda County CBSA are Alameda, Contra Costa, San Francisco, and San Mateo.

Urban County: Albany, Dublin, Emeryville, Newark, Piedmont, and unincorporated county.

What is Affirmatively Furthering Fair Housing?

This Regional Analysis of Impediments is prepared for the purpose of implementing fair housing rules to affirmatively further fair housing. Affirmatively furthering fair housing means to take meaningful actions that address significant disparities in housing needs and access to opportunities, replace segregated living patterns with integrated and balanced living patterns, transform R/ECAPs into areas of opportunity, and foster and maintain compliance with civil rights and fair housing laws.

In 2015, HUD required HUD program participants (participating jurisdictions) to comply with the new AFFH rule and to develop an Assessment of Fair Housing (AFH) pursuant to 24 CFR Section 5.154. An AFH includes robust community input, an analysis of housing data, and identification of fair housing issues and contributing factors to set fair housing priorities and goals. In 2018, HUD reversed the AFH requirement and in response, the California legislature passed Assembly Bill 686, which upholds the 2015 requirements for HUD program participants in California. As required by California Assembly Bill 686, this Regional Analysis of Impediments report follows the 2015 AFFH rule for completing an AFH.

Methodology

The previous Regional Analysis of Impediments was prepared in 2015 for the Alameda County HOME Consortium. The local housing authorities participated as stakeholders in the previous analysis. The cities of Oakland and Berkeley individually prepared separate Analysis of Impediments reports.

This report is a combined update of the 2015 Alameda HOME Consortium, City of Berkeley, and City of Oakland Analyses of Impediments. The following steps were taken to update the report:

- Analyze current publicly available data regarding the Alameda County demographics and housing;
- Engage with community members and stakeholders via public meetings and correspondence;
- Identify impediments to fair housing choice for Alameda County residents; and
- Develop strategies and actions for removing impediments and affirmatively furthering fair housing choice.

Analysis of demographic and housing trends was completed using data from numerous sources, including the US Census Bureau's 1990, 2000, and 2010 Decennial Census data, American Community Survey (ACS) 2012–2017 data, the Urban Displacement Project 2015 report, and the HUD AFFH Tool.

The community engagement process involved three community meetings and three stakeholder meetings as well as a survey. The process is further discussed in the Community Participation Process section below and in Section III.

Impediments to fair housing choice were identified through an analysis of the collected data and community engagement findings. Regional goals were then developed to address these impediments, and sub-goals were adopted by each participating jurisdiction to further these regional goals.

Community Participation Process

Alameda County's community engagement process consisted of a seven-page survey, three community engagement meetings, and three stakeholders meetings. Engagement materials were distributed to service organizations who then distributed it to their served populations. The survey was available in Dari, English, Spanish, Tagalog, Traditional Chinese, and Vietnamese. Residents of the participating jurisdictions as well as specific populations were targeted for engagement, including: racial and ethnic minorities, people experiencing homelessness, people with disabilities, people residing in R/ECAPs, and people with limited English proficiency. Stakeholders from a variety of organizations were contacted as well, including organizations that provide housing, housing services, homeless services, youth services, nonprofit social services, services for seniors, services for disabled persons, and HIV/AIDS services, as well as government agencies, advocates, emergency service providers, educational organizations, and economic development organizations.

Summary of Findings

What are the primary fair housing issues in Alameda County?

Housing affordability and availability are the largest issues found to affect the residents participating in the community engagement process. This finding is further supported by data provided by HUD through the AFFH Tool, the ACS, and from local resources, including Association of Bay Area Governments and local transit authorities, among others. See Section V, Fair Housing Analysis, of this Regional Analysis of Impediments for the in-depth analysis supporting these primary fair housing issues.

The fair housing issues found to affect many residents in the participating jurisdictions include:

- Across the County, white residents make up the majority of homeowners but only approximately a third of the County's population. See Table V-4 - Homeownership and Rental Rates by Race/Ethnicity, Jurisdictions and Region.
- Segregation between white residents and minority residents has increased in the last decade. See Table V-5 - Racial/Ethnic Dissimilarity Trends, Jurisdictions and Region.
- The County's black resident population has decreased by nearly 7 percent since 1990. Black residents are primarily located in Oakland and Berkeley, but the percentage of black residents in these areas

has decreased by 19 percent and 10 percent, respectively, since 1990. See Table V-2 - Demographic Trends, Alameda County and Region, 1990, 2000, 2010, 2017.

- Overall, minority residents are being displaced from areas with a traditionally large minority population. Some specific minority majority cities, however, are seeing increases in minority populations. See Figure V-20 - Displacement and Gentrification, 2015.
- Areas with higher levels of minority residents have less access to proficient schools, jobs, and environmental health. See Table V-9 - Opportunity Indicators, by Race/Ethnicity, Alameda County and Region.
- Median rents have risen an average of $1,000 (unadjusted for inflation) since 2010, representing an increase of 55 percent in a 9-year period. See Figure V-64 - Alameda County Median Monthly Rental Price.
- The average home sales prices have increased from approximately $300,000 to nearly $900,000 in less than 20 years (unadjusted for inflation). See Figure V-63 - Alameda County Median Home Sales Price.
- The wage needed to rent an average housing unit in the County is $44.79 an hour or $93,000 a year.
- Homelessness has increased by 42 percent since 2017. See Table V-12 - 2019 Point-In-Time Counts by City.
- Minority households, especially black and Hispanic households, have the highest rate of disproportionate housing needs, which includes having incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and households with a cost burden greater than 30 percent. See Table V-13 - Demographics of Households with Disproportionate Housing Needs.
- Overall, the rate of mortgage approvals has gone up in the last seven years, but the disparities in the rate of approval across race and ethnicity has stayed relatively the same. Black applicants continue to have the lowest approval rate at 59.1 percent and Hispanic applicants the second lowest at 61.5 percent compared to white applicants at 70 percent. See Table V-15 - Mortgage Approvals by Race/Ethnicity, 2011–2017.
- Based on community feedback, Housing Choice Voucher holders and those with disabilities often find it difficult to find an appropriate housing unit. Some find it difficult to find an appropriately sized unit that will take their voucher and others experienced that the vouchers will not cover the rent of an appropriately sized unit.
- Disability, race, and familial status are the most common bases of housing discrimination complaints forwarded to the California Department of Fair Employment and Housing and the Office of Fair Housing and Equal Opportunity. See Table V-26 - Fair Housing Complaints Forwarded to Fair Housing and Equal Opportunity, 2015–2016 and Table V-27- Fair Housing Complaints Forwarded to Department of Fair Employment and Housing, 2015–2019.

Contributing Factors to Primary Fair Housing Issues

In accordance with the AFFH rule, this Regional Analysis of Impediments has identified contributing factors from the HUD-provided list in the AFFH Rule Guidebook that create, perpetuate, or increase the severity of one or more fair housing issues. Participating jurisdictions identified additional contributing factors, which are *italicized* below.

- Contributing factors affecting segregation
  - Displacement of residents due to economic pressures
  - Location and type of affordable housing
  - *Historical discrimination against people of color*
  - *Limited supply of affordable housing within neighborhoods*
- Contributing factors affecting R/ECAPs
  - Displacement of residents due to economic pressures
  - Lack of private investments in specific neighborhoods
  - Lack of public investment in specific neighborhoods, including services or amenities
  - Location and type of affordable housing
  - *Lack of local taxation to support social services and affordable housing*
  - *Limited supply of affordable housing within neighborhoods*
- Contributing factors affecting access to opportunity
  - Access to financial services
  - Lack of private investments in specific neighborhoods
  - Location of employers
  - Location of proficient schools and school assignment policies
  - Location and type of affordable housing
  - *Limited supply of affordable housing in areas with access to opportunity*
- Contributing factors affecting disproportionate housing needs
  - The availability of affordable units in a range of sizes
  - Displacement of residents due to economic pressures
  - Lack of private investments in specific neighborhoods
  - Land use and zoning laws
  - Lending discrimination
  - *High cost of developing affordable housing*
  - *Limited supply of affordable housing within neighborhoods*
- Contributing factors affecting publicly supported housing
  - Land use and zoning laws
  - Community opposition
  - Source of income discrimination

- *Lack of federal, state, and local funding for publicly supported housing*

- Contributing factors affecting disability and access
  - Access to publicly supported housing for persons with disabilities
  - Lack of affordable housing for individuals who need supportive services
  - Lack of assistance for housing accessibility modifications
  - Location of accessible housing
  - *Limited supply of affordable housing within neighborhoods*
- Contributing factors affecting fair housing
  - Lack of local private (nonprofit) fair housing outreach and enforcement
  - Lack of local public (local, state, federal) fair housing enforcement
  - Lack of resources for fair housing agencies and organizations
  - *Lack of federal, state, and local funding to support affordable housing*

Goals and Strategies

In response to the fair housing needs identified in Section V of this Regional Analysis of Impediments, along with community and stakeholder feedback, the participating jurisdictions committed to nine regional policies and developed supporting activities for each policy that specifically address fair housing needs. These policies and activities maintain and expand on existing programs and activities and introduce new actions to address fair housing needs in the region. A review of the previous 2015 Regional Analysis of Impediments goals resulted in continuing to work on those goals and incorporating them into these new policies and activities. These new policies and activities will be incorporated into the jurisdictions' five-year consolidated plans, annual plans, and additional plans, such as housing elements, that relate to these activities. Detailed descriptions of each policy and activity, including the contributing factors, responsible party(s), metrics and milestones, and time frame for achievement, are provided in Section VI.

Creating new affordable housing units has typically been a difficult goal for participating jurisdictions because of increasing need for and limited amount of public dollars to support these activities. However, recent California legislation, such as the Building Homes and Jobs Act (SB 2), Housing for a Healthy California program (AB 74), and other housing funding laws, plus HUD's recent increase of HEAP funds and the No Place Like Home for permanent supportive housing funds, is creating new potential opportunities for funding that could be allocated toward fair housing challenges in each community. As set forth in Goal 9.b, participating jurisdictions are committed to vetting those opportunities.

To address issues with fair housing, participating jurisdictions will strive to do the following:

Regional Policy 1: Promote fair housing enforcement and outreach.

> Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable

accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.

Activity 1.b: Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias.

Activity 1.c: Participating jurisdictions will advocate for local federal/state laws that would improve fair housing protections for those experiencing barriers to accessing housing.

Activity 1.d: Participating jurisdictions will continue to fund housing placement services for people with disabilities to assist them in finding accessible housing (i.e. CRIL, DCARA, County's online application/website).

Activity 1.e: Participating jurisdictions will provide financial assistance to clinics that provide free or reduced-costs legal services for low-income rental households facing barriers to affordable housing.

Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.

Activity 2.a: Participating jurisdictions with an existing rental stabilization program will take actions to continue to maintain the program and make improvements, as needed.

Activity 2.b: Participating jurisdictions will promote new fair housing laws, including AB 1482, upon adoption, and to the extent required by the new laws.

Activity 2.c: Participating jurisdictions will periodically review their existing inclusionary housing in-lieu fees and/or housing impact fees and jobs-housing linkage fee programs if applicable, to maximize number of units in a manner consistent with current housing market conditions and applicable law.

Activity 2.d: The participating jurisdictions will continue to pursue modifications of current zoning and other local policies regulating housing development that pose a direct or indirect constraint on the production of affordable housing.

Activity 2.e: Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.

Activity 2.f: Participating jurisdictions will continue to incorporate these Regional Analysis of Impediments' goals into their 5 -Year Consolidated and Annual Action Plans.

Activity 2.g: The participating jurisdictions will continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional Analysis of Impediments' goals.

Activity 2.h: As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.

Activity 2.i: Other Activities (see Section VI for details)

Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.

Activity 3.a: Educate tenants and landlords on new fair housing laws.

Activity 3.b: Participating jurisdictions will explore creating incentives for landlords to rent to Section 8 voucher holders, such as a leasing bonus, damage claim reimbursement, security deposit and utility assistance.

Activity 3.c: Other Activities (see Section VI for details)

Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.

Activity 4.a: Participating jurisdictions will explore a low-cost loan program for landlords unable to make needed repairs or accessibility modifications in order to avoid displacement of lower-income tenants in substandard units.

Activity 4.b: Participating jurisdictions will research establishing citywide code inspection program of all rental units or continue to maintain existing program.

Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.

Activity 4.d: The participating jurisdictions will continue to financially support programs that rehabilitate existing units for accessibility.

Activity 4.e: Other Activities (see Section VI for details)

Regional Policy 5: Increase the number of affordable housing units.

Activity 5.a: Participating jurisdictions will prioritize the production of affordable housing units in sizes appropriate for the population and based on family size.

Activity 5.b: The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or Analysis of Impediments, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.

Activity 5.c: Participating jurisdictions will explore revisions to building codes or processes that reduce the costs and/or allow greater number of accessory dwelling units, tiny homes, or smaller houses.

Regional Policy 6: Increase homeownership among low- and moderate-income households.

Activity 6.a: Participating jurisdictions will create a shared list of lenders countywide that can help buyers access below-market-rate loans (homes) and locally sponsored down payment and mortgage assistance programs; promote this list of lenders to interested residents.

Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.

Regional Policy 7: Maintain and expand supportive services for lower-income households.

Activity 7.a: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.

Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.

Activity 7.c: Participating jurisdictions will continue to support access to resources (such as for those with disabilities, language barriers, cultural barriers).

Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.

Activity 8.a: Participating jurisdictions will continue to assist in advertising the availability of subsided rental units via the jurisdictions' websites and or apps, the 2-1-1 information and referral phone service, and other media outlets.

Activity 8.b: The participating jurisdictions will explore the creation of a countywide affordable housing database.

Activity 8.c: The participating jurisdictions will continue promoting 211's affordable housing database with current information.

Activity 8.d: Increase marketing efforts of affordable housing units to people that typically face barriers and discrimination in fair housing choice, such as persons with disabilities, people of color, low-income families, seniors, new immigrants, people experiencing homelessness.

Activity 8.e: Participating jurisdictions will continue to provide program materials in multiple languages.

Regional Goal 9: Continue to find ways to finance affordable housing, community development, and economic development activities.

Activity 9.a: Participating jurisdictions will explore financially supporting economic development activities and initiatives in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs).

Activity 9.b: Participating jurisdictions will pursue local, state, and federal funding sources as they become available (i.e. Program 811).

Section III

Community Engagement Process

Outreach Strategy

Participating jurisdictions used a community engagement strategy designed for both a broad and diverse response, yet also focused on reaching target populations most impacted by fair housing issues. This strategy included a seven-page survey, the Alameda County Regional Housing (2019) Survey, that was distributed across the County to the general public and through direct solicitation to organizations that served priority populations. In total, 3,296 responses were collected. Outreach also included three community engagement meetings held in Berkeley, Oakland, and Hayward. These locations were chosen due to their proximity to the highest number of priority groups, including racial and ethnic minorities, people experiencing homelessness, people with disabilities, people residing in R/ECAPs, and people with limited English proficiency. Hayward was chosen specifically due to its proximity to an R/ECAP and Berkeley and Oakland were chosen due to their proximity to R/ECAPs and large homeless populations.

Racial and ethnic minorities, people experiencing homelessness, people with disabilities, people residing in R/ECAPs, and people with limited English proficiency were chosen as a priority for engagement due to their historical lack of engagement in housing issues and because they are most likely to have disproportionate housing needs.

The survey was translated into Dari, Spanish, Tagalog, Traditional Chinese, and Vietnamese and were made available online and on paper. These languages were selected based on their common use across Alameda County and as required by jurisdictions' citizen participation plans, which encourage engagement with non-English speaking populations.

A promotional flyer was provided in English. It included phrases in Spanish and Traditional Chinese stating that the survey was also available in those languages. People who spoke Dari, Tagalog, and Vietnamese were targeted via non-profits who serve those populations. Respondents could follow the link to the surveys in additional languages and, upon completion of the survey, receive a list of all community engagement meetings in their language. The survey also contained contact information for people with a disability to request any additional accommodation for the survey or the community engagement meetings, in order to better participate in those meetings.

Participating jurisdictions created a list of expert and industry professionals or stakeholders that would be contacted for their feedback on fair housing issues, data, and solutions. Stakeholders that served priority populations were targeted as well. Stakeholders represented a depth and breadth of professions, including housing organizations, homeless services, youth services, nonprofit social services, services for seniors, services for disabled persons, HIV/AIDS services, government, advocates, emergency services provider, educational organizations, and economic development organizations. These categories were reviewed to make sure a sufficient number of stakeholders were represented in each category, and across the whole County in each participating jurisdiction. In-person stakeholder meetings were created to utilize the benefits

of comments/ideas/expertise being shared and discussed as a group, instead of in silos. For this reason, stakeholder feedback was obtained via three workshop-style meetings, instead of one-on-one consultations, where preliminary data and fair housing issues were discussed. Stakeholders were contacted through email and phone if they could not attend in person. Similar to community engagement meetings, the stakeholder meetings were held in locations conveniently accessible to many of these stakeholders. Two of the meetings were held in tandem with a community engagement meeting at the same location to improve attendance.

All communications to stakeholders and community members were designed to be broad reaching. Engagement materials were sent out to organizations that were known to the participating jurisdictions, and these organizations were requested to distribute the materials to the organization's service populations. Participating jurisdictions also widely distributed the materials during events and meetings that are outlined in **Table III-1** below.

Outreach Activities

Methods of Engagement

This Regional Analysis of Impediments included the following opportunities for resident input:

Resident Survey. The survey was available in English, Spanish, Tagalog, Dari, Vietnamese, and Traditional Chinese. Residents could take the survey online with a computer or mobile device or on paper. In order to promote the resident survey and community engagement meetings, participating jurisdictions posted a half-page marketing flyer online and in public buildings. The flyer included a link to the survey (including a QR code) and dates, times, and locations of the community engagement meetings.

Community Engagement Meetings. In partnership with consultant Michael Baker International, the participating jurisdictions facilitated three community engagement meetings, held on August 13, 21, and 24, 2019. A presentation was given that included preliminary data identified for the Fair Housing Analysis (Section V of this report). Residents were asked about the accuracy and completeness of the preliminary data. Residents were also asked several questions about their housing experiences and barriers they face, and for suggestions for solutions to those barriers. In total, 64 community members attended the meetings.

Public Comment Period on Draft Document. A draft Regional Analysis of Impediments was released to the public for comment for at least 30 days from *approximately* October 25 to November 25, 2019, in the County and each city. The public housing authorities made the document available for at least 45 days from *approximately* October 25 to December 10, 2019. **49** comments were accepted, 0 were rejected, and a summary of comments can be found in Public Hearings and Public Comment Period which is the last segment in this Section.

Resident Advisory Boards. The public housing authorities reached out to their resident advisory boards to engage residents and gather feedback. Details of this outreach are provided below.

The following table describes the outreach activities for each participating jurisdiction.

Table III-1 - Participating Jurisdiction Outreach Efforts

Jurisdiction	Activities
Alameda County	• Published a legal notice advertising community engagement meetings and resident survey in *Daily Review*, *Oakland Tribune*, and *Fremont Argus* on June 28, 2019, and the *Alameda Times* and *Tri-Valley Star* on June 29, 2019. Alameda County published this notice on behalf of HOME Consortium members. • First 5 Alameda County distributed a newsletter with a link to the survey. • July 4: Piedmont – 4th of July Parade – Piedmont City staff set up a flyer display. • July 5: Pleasanton – Alameda County Fair, agricultural display area; 10 a.m.–3 p.m.; County employee engaged with public. • July 27: Hayward – DSAL Boxing, Hayward Adult School; 1–6 p.m.; DSAL distributed survey flyers. • August 6: San Lorenzo – National Night Out, St. John's Church; 5–8 p.m.; County employee engaged with public at the table. • August 16: Ashland – School backpack giveaway. • August 24: Emeryville Block Party; 11:30 a.m.–4:30 p.m. • Sent notice to: o Housing and Community Development Advisory Committee o Alameda County Housing and Community Development staff – this was then sent to homeless providers and housing developers o Board of Supervisors o Urban County cities – Albany, Dublin, Emeryville, Newark, and Piedmont o Grantees: HARD, Eden I&R, Alameda County Child Care Council; Deputy Sheriff's Activities League; ECHO and 7th Step Foundation o Other Dublin and Tri-Valley services providers/grantees: CityServe, CRIL, Tri-Valley Haven, Legal Assistance for Seniors, Las Positas Community College, Axis Community Health, Open Heart Kitchen o Dublin Human Services Commission o First 5 Alameda County • Published notice of availability of Draft Regional Analysis of Impediments for review by the public – October 19, 2019
Alameda	• Emailed contacts about the survey and community engagement meetings; encouraged participation in and forwarding survey to clients, colleagues, and other organizations. • Published legal notice in the *Alameda Journal*. • Published legal notice translated to Spanish in *Visión Hispana* on July 6, 2019. • Published legal notice translated to Vietnamese in *BaoMo Vietnamese* on July 6, 2019. • Published legal notice translated to Tagalog in *Asian Journal* on July 6, 2019. • Published legal notice translated to Traditional Chinese in *Singtao Daily* on July 6, 2019. • Emailed survey flyer to contacts.
Berkeley	• Emailed contacts about the survey and community engagement meetings; encouraged participation in and forwarding the survey to clients, colleagues,

Jurisdiction	Activities
	and other organizations. • Distributed press release about the survey and the Berkeley-based community engagement meeting.
Fremont	• Emailed contacts about the survey and community engagement meetings; encouraged participation in and forwarding the survey to clients, colleagues, and other organizations. • Published legal notice on the *Argus* on July 2, 2019. • Sent notification to people signed up on the City's Affordable Housing Interest Lists about the survey and community engagement meetings. • Sent emails to Fremont City staff and local non-profits on community engagement meetings.
Hayward	• Late June: posted a notice of public meetings provided by Alameda County announcing the three community engagement meetings at Hayward City Hall. • Late June: added community engagement meeting hosted at Hayward City Hall on Saturday, August 24, to the City of Hayward events calendar on the City's website. • July 9: City of Hayward posted an article in the "News" section of the City of Hayward website announcing the Regional Analysis of Impediments and that the City is seeking feedback on housing issues. • July 10: City of Hayward sent out City's *The Stack* e-newsletter to 66,000 recipients which included an article announcing the Regional Analysis of Impediments and that the City is seeking feedback on housing issues. • July 12: sent email to mailing list of 260 recipients, which included community partners, letting them know about the survey. • July: sent email to community partners asking for assistance to spread the word about the survey and the engagement meetings. Sent two follow-up emails to community partners in August to announce available surveys in Punjabi and Dari and a reminder to help spread the word. • August: sent email to 22 community partners inviting them to participate in any three stakeholder workshops to get stakeholder feedback on the Regional Analysis of Impediments. • August 15: Staffed a table at the Hayward Street Party to pass out flyers about the Regional Analysis of Impediments and answer any community questions. • August 24: Hosted Saturday, August 24, community engagement meeting at Hayward City Hall.
Livermore	• Emailed contacts about the survey and community engagement meetings; encouraged participation in and forwarding the survey to clients, colleagues, and other organizations.
Oakland	• Emailed contacts about the survey and community engagement meetings; encouraged participation in and forwarding the survey to clients, colleagues, and other organizations. • Contacted stakeholders regarding stakeholders meetings. • Posted Regional Analysis of Impediments events, announcements, and surveys online at https://www.oaklandca.gov/; provided AI materials at major and neighborhood events. • Published survey and meeting information in the City Administrator's weekly newsletter to public and City employees. • Encouraged participation in and forwarding the survey to friends, clients, colleagues, and other organizations.

Jurisdiction	Activities
Pleasanton	• Emailed contacts about the survey and community engagement meetings; encouraged participation in and forwarding the survey to clients, colleagues, and other organizations.
San Leandro	• Distributed press release regarding survey and community engagement meetings. • Emailed contacts about stakeholders workshops.
Union City	• Emailed contacts about the survey and community engagement meetings; encouraged participation in and forwarding the survey to clients, colleagues, and other organizations. • Sent promotional information to the City's affordable housing and social services listserv (reaching approximately 2,600 subscribers). • Emailed contacts about stakeholders workshops. • Four email notifications sent to the City's Affordable Housing Interest Listserv – 1,814 subscribers. • Four email notifications sent to the City's Social Services listserv – 818 subscribers. • Two email notifications sent to all City staff. • Flyers were distributed to Centro de Servicios and Union City Family Center. • Flyers were distributed and posted at City Hall, Ruggieri Senior Center, Kennedy Youth Center, Holly Community Center, Mark Green Sports Center. • Four email notifications were sent to the City's Community Stakeholder list – 53 recipients. • One email notification was sent to the City Council and all commissioners.
Berkeley Housing Authority	• Emailed contacts about the survey and community engagement meetings; encouraged participation in and forwarding the survey to clients, colleagues, and other organizations. • Sent notice to Section 8 program participants inviting them to complete the survey and to come to the community engagement meetings.
Housing Authority of the City of Alameda	• Emailed contacts about the survey and community engagement meetings; encouraged participation in and forwarding the survey to clients, colleagues, and other organizations. • Published legal notice in the *Alameda Journal*. • Published legal notice translated to Spanish in *Visión Hispana* on July 6, 2019. • Published legal notice translated to Vietnamese in *BaoMo Vietnamese* on July 6, 2019. • Published legal notice translated to Tagalog in *Asian Journal* on July 6, 2019. • Published legal notice translated to Traditional Chinese in *Singtao Daily* on July 6, 2019. • Emailed survey flyer to contacts. • Distributed survey and flyers to public at Housing Authority of the City of Alameda lobby. • Presented to and collected surveys from attendees at the Housing Authority's Town Hall meetings for its residents on July 15, 2019, and July 16, 2019.
Housing Authority of the County of Alameda	• Emailed contacts about the survey and community engagement meetings; encouraged participation in and forwarding the survey to clients, colleagues, and other organizations. • Distributed survey at the Housing Authority's annual Health and Resource

Jurisdiction	Activities
	Fair on July 20, 2019. • Distributed survey at Congreso Familiar on August 3, 2019. • Published legal notice translated to Spanish in *Visión Hispana* on July 6, 2019. • Published legal notice translated to Vietnamese in *BaoMo* • *Vietnamese* on July 6, 2019. • Published legal notice translated to Tagalog in *Asian Journal* on July 6, 2019. • Published legal notice translated to Traditional Chinese in *Singtao Daily* on July 6, 2019. • Emailed survey flyer to contacts. • Distributed survey and flyers to public at Housing Authority lobby.
Livermore Housing Authority	• Emailed contacts about the survey and community engagement meetings; encouraged participation in and forwarding the survey to clients, colleagues, and other organizations.
Oakland Housing Authority	• Sent survey and marketing materials to 256 Oakland Housing Authority partners. • Sent stakeholders workshop times to contacts.

Stakeholder Consultation

Three stakeholder meetings were held on August 13, 21, and 22 in the cities of Berkeley, Oakland, and Hayward, respectively. These meetings were meant to solicit feedback on data as well as barriers and solutions for fair housing.

The table below lists the stakeholders who attended the meetings. In total, 37 people representing 26 organizations attended. The table does not reflect stakeholders who attended the meetings who were not affiliated with an organization. For three key stakeholders that were unable to attend the meetings, preliminary data and questions were emailed and some were contacted by phone to gather additional feedback.

Table III-2 – Organizations that Attended Stakeholder Meetings

Organization/Agency Name	Organization Location (City)
Abode Services	Fremont
Alameda County Housing and Community Development	Hayward
Alzheimer's Services of the East Bay	Berkeley/Hayward/Fremont
City of Alameda	Alameda
City of Berkeley	Berkeley
City of Dublin	Dublin
City of Emeryville	Emeryville
City of Fremont	Fremont
City of Hayward	Hayward
City of Oakland	Oakland
City of Pleasanton	Pleasanton
City of San Leandro	San Leandro
City of Union City	Union City
Community Child Care Council of Alameda County	Hayward

Organization/Agency Name	Organization Location (City)
Covia (Home Match)	Fremont
ECHO Housing	Hayward
Eden I&R	Hayward
Family Paths	Fremont
First 5 Alameda County	Alameda
First Place for Youth	Oakland
Housing Authority of the City of Alameda	Alameda
Housing Authority of the County of Alameda	Hayward
New Haven Unified School District	Union City
Oakland Housing Authority	Oakland
Participatory Budgeting Project	Oakland
Project Sentinel	Fremont
Tri-City Health Center	Fremont

Several attempts were made to reach out to more private for-profit and nonprofit housing developers to engage them in this process, develop relationships, and gather their feedback. Attempts included email reminders, marketing flyers, noticing, and on occasion, direct phone calls; however, attempts were unsuccessful. It is recognized that these relationships could be beneficial to address a jurisdiction's housing challenges, and participating jurisdictions will continue to look for opportunities to partner. Additionally, with the release of new state and federal housing funds for new construction, participating jurisdictions may have more resources in the future for forming public-private partnerships with housing developers on housing projects.

Community Engagement Summary

Overall, resident participation in the survey and community engagement meetings was representative of the overall population, and target populations of racial and ethnic minorities, people experiencing homelessness, people with disabilities, people residing in R/ECAPs, and people with limited English proficiency. The people who attended the community engagement meetings were fairly representative of the overall population categories across the County, including persons with disabilities; however, attendance from those currently experiencing homelessness was low compared to the number estimated within the community. For the survey, respondents represented all age and race/ethnic categories; however, those under age of 18 and some races had a smaller representation based on County demographics. The races and ethnicities that were underrepresented include Asian or Pacific Islander and Hispanic. Per the survey results, 17 percent of respondents were Asian, and 16 percent were Hispanic. The percentage of Asian residents of the overall population in Alameda County is estimated to be higher at 28.9 percent and Pacific Islanders at .08 percent. The percentage of Hispanic residents of the overall population in the County is also estimated to be higher at 24 percent.

Demographics of Community Engagement.

The demographic breakdown of participants at all three community engagement meetings included:

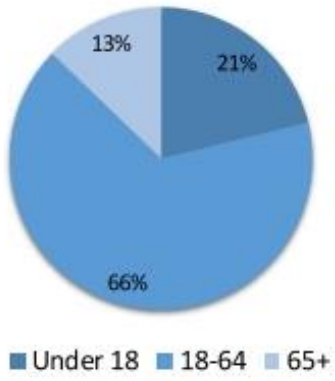
- During the August 13 meeting, 33 people attended. The racial breakdown of these attendees, observed visually or by self-disclosure, was 26 white people, 5 black people, 1 Asian person, and 1

Native American/white person. Five people with disabilities attended the meeting, including one visually impaired person and one deaf person.

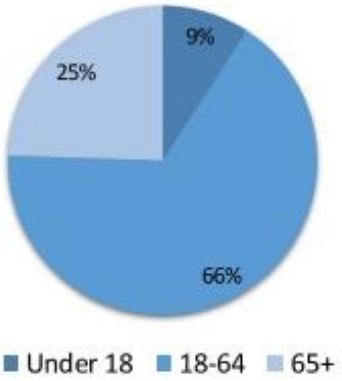
- During the August 21 meeting, 9 people attended. The racial breakdown of these attendees, observed visually or by self-disclosure, was 6 black people and 3 white people.
- During the August 24 meeting, 22 people attended. The racial breakdown of these attendees, observed visually or by self-disclosure, was 14 white people, 5 Asian people, 2 Latino people, and 1 black person. One child was in attendance.

Demographics of the survey respondents are as follows:

Figure III-1 - Comparison of Survey Responses to Alameda County Demographics: Age



Alameda County Demographics



Survey Results

Figure III-2 - Comparison of Survey Responses to Alameda County Demographics: Gender

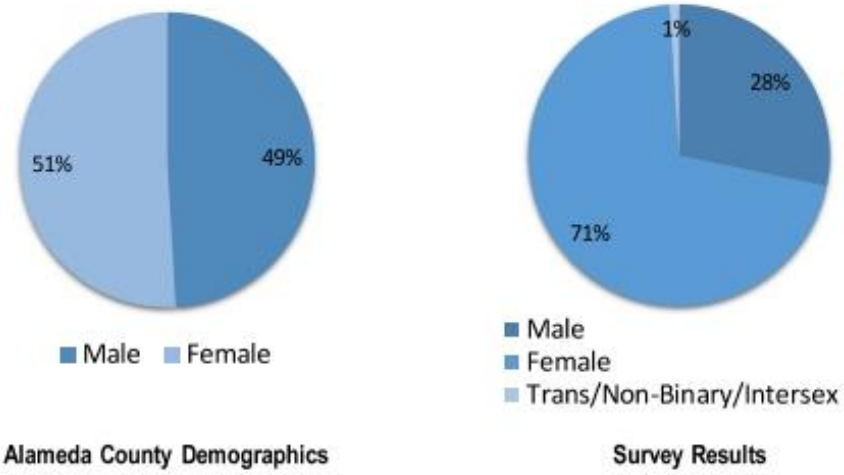


Figure III-3 - Comparison of Survey Responses to Alameda County Demographics: Household Size

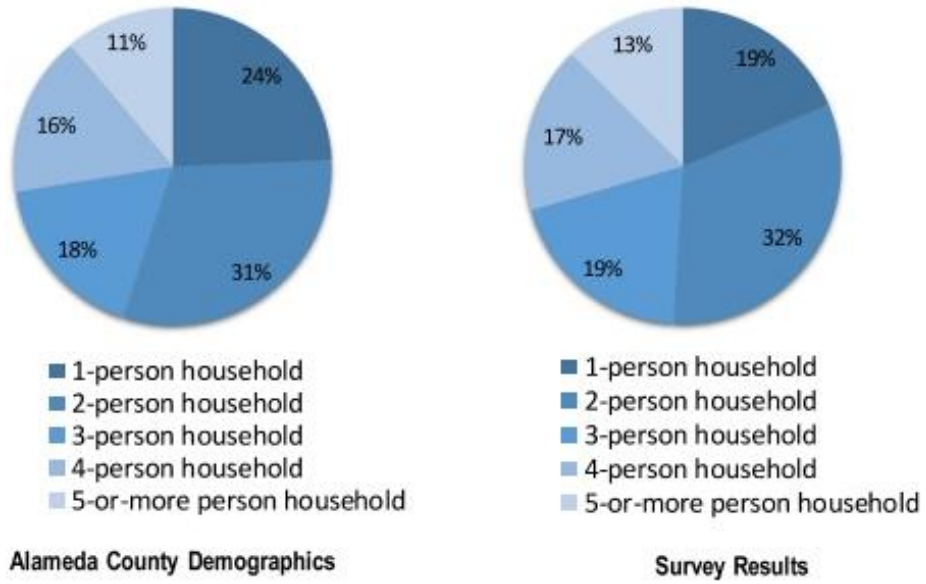


Figure III-4 - Comparison of Survey Responses to Alameda County Demographics: Race

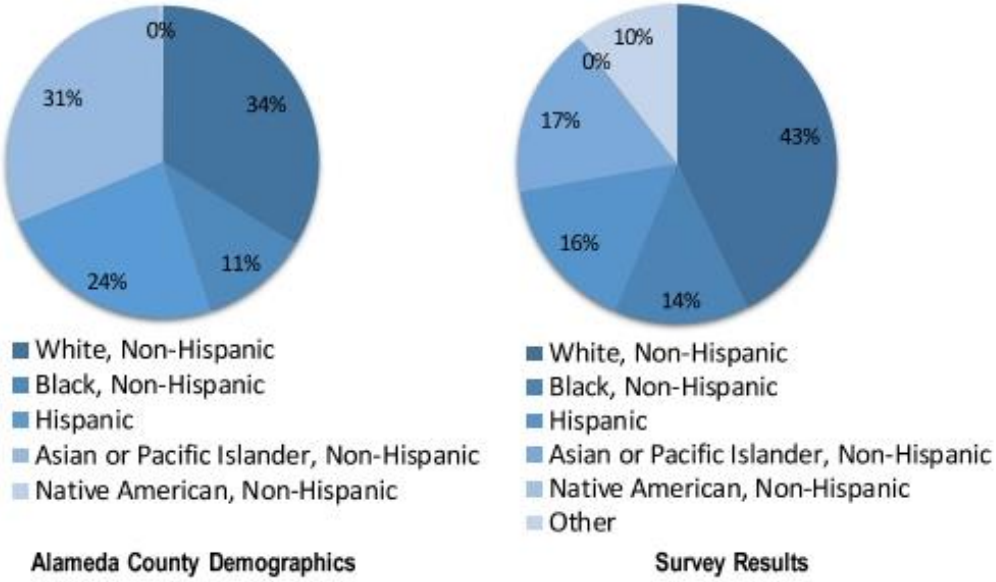
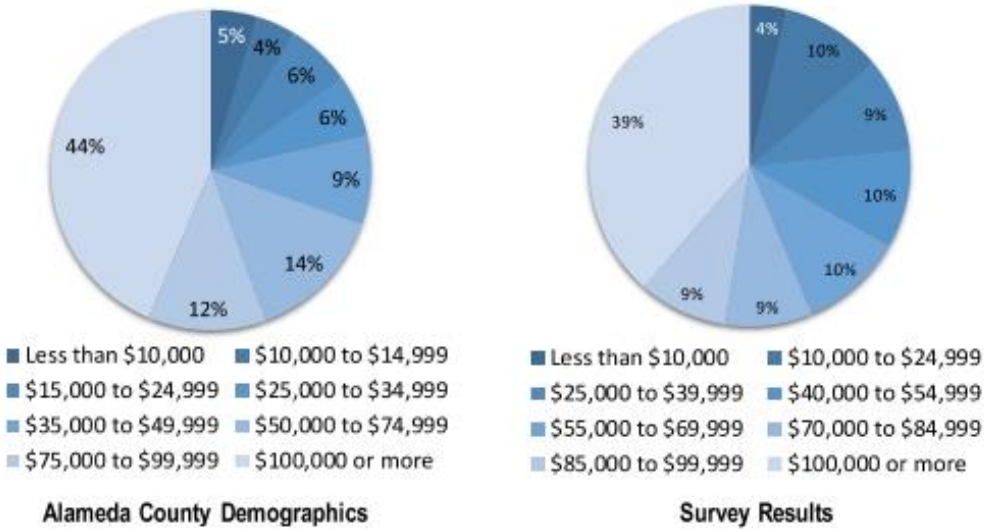


Figure III-5 - Comparison of Survey Responses to Alameda County Demographics: Income Less Than $10,000



Data

During the community engagement meetings, attendees were asked to comment on the data presented to them. The most frequent comment was that the age of the data in the presentation was too old. The data is from 2010 to 2013, due to HUD reversing the AFFH rule in 2015 and no longer updating the AFFH data mapping tool that was used to collect much of this data.

The second most frequent comment is that the perceived access to opportunity for minority residents is actually lower than what the data represents; the same was said for data on segregation.

Additional comments made, some of which were made by only one or two attendees, regarding data included the following:

- It was brought up that intersectionality was not a part of the data analysis but that it should be. For example, HUD does not prepare data on minority individuals with a disability.
- The number of homeless individuals reported by the 2019 Point-In-Time Count was considered to be inaccurate up to 40 percent undercounted.
- Some individuals wanted data broken up on the neighborhood level as compared to the city or county level.
- Some individuals wanted mortgage denial data by race to also include data on income in order to compare racial groups of similar incomes.
- Community members were worried about the HUD definition of a housing problem, which includes occupancy of a unit that has more than 1 person per room.
- The rental unit vacancy rate was considered skewed due to expensive luxury units being vacant due to the price.
- Community members wanted data on where displaced individuals and families move.

Section 8

One of the largest concerns among residents attending the community engagement meetings is the treatment of Section 8 voucher holders during their search for a unit. Many remarked that finding rental housing with a voucher is difficult because landlords refuse to accept them. Community members expressed the need for landlord education on Section 8 processes as well as incentives for them to rent to voucher holders. Others suggested that Section 8 voucher holders be protected from discrimination under the law; this comment was given prior to adoption of SB 329, which effectively protects Section 8 voucher holders from discrimination in housing.

Some community members expressed concern that if they reported a building code violation, they would be displaced from their unit, and, as discussed above, it would be hard to find a comparable or affordable unit elsewhere.

Further complicating a voucher holder's search for housing is the lack of appropriately sized units for families with children with a mix of genders and ages. For example, a two-bedroom unit for a family of three may be inappropriate if there is one head of household and two children of different genders.

A noted concern among community members is that Section 8 does not cover an amount needed to rent a unit in the city in which they reside. HUD's standard Section 8 formula may not be able to keep up with the rapidly rising rents in Alameda County. It was noted that the fair market rents are not always accurate and at certain times in the past have been lower than the actual rents in parts of Alameda County. This makes it difficult for Section 8 holders to live in parts of Alameda County.

Code Violations

Many community members were concerned with the treatment of code violations by cities. Code violations may include incomplete or broken plumbing, kitchen facilities, or heating, or other hazardous conditions. Those receiving Section 8, it was claimed, are discouraged from reporting code violations for fear they will be displaced from their unit. Other community members were concerned with their current unit being condemned if they reported a code violation.

During a barriers and solutions activity, it was suggested that a low-cost loan program could be implemented to help landlords make the necessary repairs. A community member suggested that elderly homeowners should also receive assistance in order to remediate code violations without being displaced. Other community members suggested that the city provide more code inspections for rental units, but many were concerned that this may displace current residents, so they also wished for city code inspections to be coupled with increased remediation assistance.

Rent Control

A common topic at the community engagement meetings was rent control. Many residents advocated that it should be enacted in their city. Others believed that it should be enacted countywide, so that developers would not be able to move to another city if regulations became too tight. Some residents believed that the state's Costa-Hawkins Act, which limits municipal rent control ordinances on units built after 1994 or were otherwise exempted, should be repealed so that rent control can also apply to new units, and not just units built before 1995. These meetings took place before the passing of AB 1482, which institutes state-wide rent control.

Other community members believed that a moratorium on rising rents should be enacted until more affordable housing can be built.

Requiring rental leases to be longer than one month was also discussed as a way to control the increase of rent.

From the survey, 18 percent of respondents had to move from their homes in the last five years when they did not want to. Of those, 56 percent did so because rent became unaffordable and 25 percent did so for family or personal reasons.

Disabilities

Several people who attended the meetings self-identified as having a disability. Some claimed it was difficult to find rental housing that is accessible to them. Others believed that some landlords have an anti-disability bias when looking for tenants. A Section 8 voucher holder expressed that it was difficult finding an accessible unit that would accept a voucher. Solutions suggested by residents to remedy this included providing

resources to people with disabilities in their housing search; providing more accessible units; and educating landlords on the importance of accessible housing units/fair housing.

About 24 percent of survey respondents said they or a family member have a disability. Of those, 58 percent said they have a housing challenge due to a disability. Approximately 22 percent remarked that the home they live in does not currently meet their needs.

Access to Resources

An attendee of the Hayward community engagement meeting expressed that she did not know of the resources available to her, including housing programs, until she was elderly. A few attendees suggested the following to remedy the problem: provision of ESL classes to new immigrants; provision of program information in multiple languages; provision of more information with a wider distribution; and provision of accessible forms for those with vision impairments. Other community members suggested the following programs to increase access to resources: youth program outreach to families; job training; and on-site child care in affordable housing. Some community members expressed that current programs do not do enough to help middle-income residents and suggested that gap programs be created.

Results of the Alameda County Regional Housing (2019) Survey indicated that people living in different cities do not have the same perception of access to resources, such as good schools, environmental health, groceries, community, healthcare facilities, and job opportunities. From 0 (no access) to 5 (perfect access) the following is the average rank of respondents from participating jurisdictions.

- Alameda, 3.6
- Berkeley, 3.4
- Fremont, 3.3
- Hayward, 2.7
- Livermore, 3.5
- Oakland, 2.9
- Pleasanton, 3.9
- San Leandro, 3.2
- Unincorporated County, 3.2
- Union City, 3.2

Only two participating jurisdictions ranked below 3.0, Hayward and Oakland. Pleasanton residents have the most perceived access to resources while Hayward has the least.

Results of the survey indicated that most people who want to move from their current living situation do so because they want more affordable rent (47 percent of responses). About 53 percent of those who answered have not moved yet because they cannot find a place with affordable rent and better conditions.

Stakeholder Consultation Summary

Stakeholders echoed much of what was discussed at the community engagement meetings, including rent control and Section 8.

Fair Housing

Fair housing was a large issue during the stakeholder meetings. The stakeholders believe that increasing fair housing training for landlords, property managers, and real estate agents may reduce instances of discrimination. This need for more fair housing training appears to match concerns at a community engagement meeting; during a meeting a resident expressed the need for fair housing advocates to aid those with fair housing cases. Educating landlords on fair housing laws and issues was also suggested, as many landlords may not know to what extent these laws and issues exist.

Reducing discrimination and bias in the homeownership and rental processes was also a topic of discussion. Solutions suggested to reduce discrimination included using a screening service for tenants in order to remove unintentional bias; removing language barriers in accessing mortgages; and improving access to mortgages for black and Hispanic residents.

Homelessness

Another point made by stakeholders was that the biennial homeless point-in-time count is inaccurate and that the actual number of people experiencing homelessness is larger. Stakeholders claimed that it could be up to 40 percent inaccurate because it is difficult to count those that might be located in vehicles or within non-residential buildings/structures; also, the point-in-time count did not include those that are temporarily staying in a person's home. Attendees suggested that cities support more homeless services and create a homeless navigation program to aid homeless people in finding services. Since a navigation program is already in place, increased awareness of how to access this program would be important.

Lack of Affordable Housing

The most agreed-upon item at the stakeholder meetings was that there is a lack of affordable housing in the County. Stakeholders offered a variety of solutions that may be applied to fix this issue: supporting flexible zoning for accessory dwelling units, tiny homes, and smaller houses; increasing building density; redevelopment of decommissioned military bases; incentives to developers to build affordable housing; down payment assistance for homeownership; and land trusts.

Stakeholders expressed concern that developers were able to pay an in-lieu fee instead of building the actual affordable housing units required by a city's inclusionary zoning ordinance. Many believe that developers should have to build affordable housing within their housing projects.

Stakeholders also wanted cities with no inclusionary housing ordinance to adopt one.

Public Hearings and Public Comment Period

The public comment period for the draft Regional Analysis of Impediments began October 25, 2019 and ended December 9, 2019 for a minimum of 45-day public review period based on housing authority requirements; however, public comments will continue to be accepted until adoption of this document in January. Public hearings to receive comments on the draft Regional Analysis of Impediments included:

- City of Berkeley/Berkeley Housing Authority – Housing Advisory Commission meeting, November 7, 2019

- Alameda County – Housing and Community Development Advisory Committee meeting, November 12, 2019
- Berkeley Housing Authority – Resident Advisory Board meeting, November 19, 2019
- City of Alameda/Housing Authority of the City of Alameda – Social Service Human Relations Board special meeting, November 21, 2019
- City of Union City – City Council meeting, November 26, 2019
- Housing Authority of the City of Alameda – Resident Advisory Board meeting, December 11, 2019
- Housing Authority of the County of Alameda – Resident Advisory Board meeting, December 19, 2019
- City of Alameda – City Council meeting, January 7, 2020
- Housing Authority of the County of Alameda – Housing Commission meeting, January 8, 2020
- City of Berkeley/Berkeley Housing Authority – Berkeley Housing Authority Board meeting, January 9, 2020
- City of Oakland – City Council meeting, January 21, 2020
- Alameda County – Board of Supervisors meeting, January 28, 2020
- City of Union City – City Council meeting, January 28, 2020

The following table summarizes all public comments received:

Table III-3 – Public Comments

Source	Comment	Response to Comments
City of Berkeley Housing Advisory Commission Meeting	1. Regarding regional policy #3 – source of income discrimination. The City should have a dedicated staff person to address complaints including conducting fact finding and enforcement. 2. The City should consider being a Fair Housing administrator through the City Attorney's office. The role could be to identify discrimination, provide technical assistance, support and enforcement. 3. Just Cause is relevant in Berkeley, but the region does not so this could be considered. Consider state laws like Just Cause, vacancy control to make state restrictions. 4. Concerned about Berkeley vacancy rates, especially in new developments. 5. Berkeley RECAPS – the plans mentioned other community	Limited resources will limit implementation of suggestions 1 and 2.

Source	Comment	Response to Comments
	development plans in goal 9.9.a. Will having the development plans listed in this document continue to disenfranchise the community that does not agree with the development plans.	
Berkeley Housing Authority Resident Advisory Board Meeting	The data used in the AI appears uneven and outdated	Data has been reviewed and vetted since receiving this comment. As noted in the executive summary, the data provided by HUD is out of date.
Berkeley Housing Authority Resident Advisory Board Meeting	Concern that development plans listed in the AI will continue to disenfranchise the community	Comment noted.
Berkeley Housing Authority Resident Advisory Board Meeting	Some parts of the analysis leave out LGBTQ people, people of color, and disabled people	Comment noted.
Berkeley Housing Authority Resident Advisory Board Meeting	Concern over judgmental language, such as "claim"	Language changed.
Berkeley Housing Authority Resident Advisory Board Meeting	Goal language could be more direct	Comment noted.
Berkeley Housing Authority Resident Advisory Board Meeting	There was no data regarding people of color with disabilities	Comment noted.
Berkeley Housing Authority Resident Advisory Board Meeting	It is difficult to find units that will accept a Section 8 voucher	Comment noted.
Berkeley Housing Authority Resident Advisory Board Meeting	The estimate of homeless people is inaccurate and in reality, is much larger	Comment noted.
Berkeley Housing Authority Resident Advisory Board Meeting	Land trusts should be considered as a way to ensure affordability	Comment noted.
Berkeley Housing Authority Resident Advisory Board Meeting	A mandatory code inspection program may reduce the availability of units	Comment noted.
Berkeley Housing Authority Resident Advisory Board Meeting	Use "Housing Choice Voucher" instead of "Section 8"	"Housing Choice Voucher" and "Section 8" are the same program. It is recognized that the term "Section 8" is more commonly used and identified as a housing voucher program.
Berkeley Housing Authority Resident Advisory Board Meeting	Rather than use wording to "explore" creating incentives for landlords, use stronger phrasing, such as "will create" incentives.	The language used in Section VI is able to give jurisdictions the flexibility to address housing problems in ways best for their communities.
Berkeley Housing Authority Resident Advisory Board Meeting	Action 8.d – add additional categories here such as those with limited English, LBGTQ, minority religion.	The population groups named in Activity 8.d are not an exhaustive list of populations that would be marketed to for affordable housing units
Berkeley Housing Authority Resident Advisory Board Meeting	Mortgage denial by race should be captured.	Mortgage denials by race are included under Disproportionate Housing Needs in Section V.
Berkeley Housing Authority Resident Advisory Board Meeting	Pg. V-121: Move the following sentence to the top of this section: "The participating jurisdictions require developers to comply with all fair	Comment noted.

Source	Comment	Response to Comments
	housing laws and develop affirmative fair housing marketing plans." Be clear about how these relate to the AI agenda.	
Berkeley Housing Authority Board Meeting	Under Fair Housing Goal 3, Activity 3.a, add BHA, with Metrics & Milestone of: "Collaborate with the City of Berkeley on implementation of its Source of Income Ordinance, and the Ronald Dellums Fair Chance Housing Public Health and Safety Ordinance; educate landlords about the City's fair housing laws and State Law SB329."	The Berkeley Housing Authority was added under Activity 3.a.
Berkeley Housing Authority Board Meeting	Under Fair Housing Goal 3, Activity 3.b, change existing wording to: "Work with the City of Berkeley to identify available funding to implement a pilot landlord incentive program, including a damage claim program."	Berkeley Housing Authority Metrics and Milestones under this activity were updated.
Housing Commission of the Housing Authority of the County of Alameda	Explore home ownership opportunities through limited-equity co-ops.	Comment noted.

Section IV

Assessment of Past Goals, Actions, and Strategies

This section describes how the Alameda County HOME Consortium, the City of Berkeley, and the City of Oakland addressed fair housing impediments in their prior fair housing analyses five years ago.

2015 Actions and Accomplishments

The tables below summarize the actions and accomplishments toward those goals from the 2015 Analysis of Impediments to Fair Housing Choice.

How Past Goals Affect the Selection of Current Goals

The tables below include responses from jurisdiction representatives regarding how past goals are incorporated into future goals. Their responses identify the level of effectiveness that the goal or action had in addressing previous fair housing issues, while also providing an idea of how important the goal might be going forward to address more current fair housing issues. Levels of effectiveness in past goals range from not effective, partially effective, effective, and very effective, while levels of importance for future goals range from not important, somewhat important, important, and very important. Their responses highlight actions that will be brought forward in the current Regional Analysis of Impediments. Not all policies or actions were rated by every jurisdiction and not all ratings contain explanations.

Most of the past goals that were in the previous analysis of impediments have either been accomplished or are still ongoing. Of the goals and actions that were not completed, most are carried over and included in this report's new set of goals. Very few goals were not carried over. The decision to carry forward past goals and actions was largely due to past effectiveness, anticipated importance in future goals, available resources, and changes in the region and fair housing legislation.

Table IV-1 - Analysis of 2015 Consortium Goals

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
Policy 1: Secure Federal Funding for Community Development Activities. Federal entitlement grants, particularly CDBG funds, represent a primary source of funding for local affordable and fair housing activities, including contracting with fair housing service providers. These dollars have rarely been more critical for Consortium jurisdictions, with jurisdictions across California still adjusting to the recent loss of Redevelopment Agency funding and a new legal and still uncertain legal framework regarding inclusionary housing policy following recent court decisions. As such, the HOME Consortium jurisdictions must continue to undertake the actions below to secure federal community development resources.		Participating jurisdictions identified Policy 1 as an **important and effective** policy. Federal entitlement funds are useful for funding fair housing and affordable housing development. However, there could be some limitations, such as having sufficient CDBG funds to allocate effectively to fair housing. Also, if municipality general funds decrease, then only CDBG funds would be available for fair housing and affordable housing, which may put a strain on CDBG funding for the jurisdiction.
Action 1.1: Complete a HUD-approved Consolidated Plan and Action Plan. Consortium jurisdictions shall continue to prepare and submit to the Department of Housing and Urban Development (HUD) one-year Action Plans and a five-year Consolidated Plan that comply with HUD requirements.	Consortium: Consolidated Plan completed in May 2015. FY 2015 through FY 2017 Action Plans completed.	This action is viewed as **effective in past goals and important for future goals:** • It formally states guidelines to follow for the 5-year and annual plan cycles in order to address areas of funding and local issues.
Action 1.2: Access, receive, and disburse federal entitlement grant funding. The HOME Consortium jurisdictions shall continue to apply for their annual allocation of Community Development Block Grant (CDBG) funding, as well as other entitlement grant dollars, including HOME and Emergency Solutions Grant (ESG) funds, as appropriate. In addition, the jurisdictions shall look for opportunities to secure other federal community development funds as they become available.	County: Ongoing. Fremont: Continue to look for opportunities to secure federal funds. Fremont uses HOME funds to provide tenant-based rental assistance to assist those who are homeless or precariously housed. Hayward: Considering applying for SB 1. Livermore: Secured CDBG and HOME funds within the FY2015 -FY2019 period. Secured Section 108 Loan Assistance and other Federal funding to support housing and homeless services San Leandro: Secured CDBG, HOME, and ESG funds for FY 2017. Home funds used to pay	This action is viewed as **effective in past goals and important for future goals:** • It allows for jurisdictions to fund fair housing services, pay for fair housing projects, and complete reports, such as the AFFH.

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
	down construction pool funding for affordable housing.	
Action 1.3: Monitor implementation of the Consolidated Plan and Action Plan. The HOME Consortium jurisdictions shall continue to prepare an annual Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards the Action Plan goals and documents the use of entitlement grant funds.	County: CAPER reporting on FY 2017 activities completed. Fremont: CAPER reporting on FY 2017 activities completed. Livermore: CAPER reporting completed all FY's.	This action is viewed as **effective in past goals and important for future goals:** • It allows for jurisdictions to keep track of the accomplishments that their programs have achieved and allows for cities to relay this information to HUD.
Policy 2: Maintain and Implement an Updated Housing Element. In California, each jurisdiction's Housing Element is a crucial tool to plan for and detail programs to address affordable and fair housing need. An updated Housing Element provides local policymakers and staff a clear guide and timeline to enacting these programs and indicates agencies responsible for implementation.		Participating jurisdictions identified Policy 2 as an **important and effective** policy. Focus was given to the fact that CDBG-related documents can enforce federal fair housing requirements, while Housing Elements can enforce federal and state fair housing laws. While Housing Elements were identified as crucial, it was said that it is important to remember that HUD does not review Housing Elements and that more focus should be placed on the importance of the Consolidated Plans, AAPs, and CAPERs.
Action 2.1: Strive for a State-certified Housing Element. The HOME Consortium jurisdictions shall aim to have their respective Housing Elements be certified on time by the State Department of Housing and Community Development for the 2015-2023 planning period.	County: Accomplished. Housing Element was adopted on May 5, 2017 and certified by the State of California on May 21, 2017. Dublin: Accomplished. Hayward: Housing Element adopted in 2014 as part of a comprehensive update to the General Plan 2040. Fremont: Housing Element 2015-2023 was adopted on December 2, 2014, and subsequently certified by State. The City is implementing programs. Livermore: Housing Element for the 2015-2022 planning period was certified by State HCD on April 20, 2015.	This action is viewed overall as **effective in past goals and important for future goals:** • State-certified Housing Elements work as planning tools that help guide future efforts for fair housing within a jurisdiction by reinforcing specific standards of housing planning.

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
	San Leandro: Submitted 2015-2023 Housing Element, certified by HDC November 21, 2014. Union City: Housing Element was adopted on January 27, 2015 and certified by the State of California on February 19, 2015. City is implementing programs. Fremont: Annual Update, FY 2017	
Action 2.2: Implement Housing Element programs. The HOME Consortium jurisdictions shall aim to implement the programs described in their Housing Elements within the current Housing Element planning period. These programs adopt a comprehensive approach to local affordable housing needs, addressing barriers to local production, fair housing, and housing concerns of lower income households and special needs populations. Each Housing Element shall list the timeline and responsible agency for implementation.	County: Implementation ongoing. The County is implementing its Housing Element programs and will report on its progress in its General Plan Annual Report. Dublin: Implementation on track to meet goals. Fremont: Implementing its Housing Element programs and has been submitting annual reports to City Council and HCD. Hayward: Completed General Plan Annual Report. Livermore: Implementing Housing Element program and is current on Annual Progress Report submittals. Union City: Implementing its Housing Element programs and reported its progress as part of the 2017 Annual Element Progress Report.	This action is viewed overall as **effective in past goals and important for future goals:** • The implementation of Housing Elements and their programs were viewed to be effective in structuring future standardized fair housing planning.
Policy 3: Ensure Consistency between Local Zoning Ordinances and Fair Housing Choice. Local jurisdictions' zoning requirements must comply with State law, the federal Fair Housing Act of 1968, and the Fair Housing Amendments Act of 1988. As discussed in Chapter 3, the AI finds some cases where local zoning requirements do conflict with State and federal requirements, and documents how the subject jurisdictions are rectifying these issues. The respective jurisdictions' Housing Elements also serve as the reference for these corrective programs. The following actions identify the primary fair housing issues related to local zoning.		Participating jurisdictions identified Policy 3 as an overall **important and effective** policy. Focus was placed on the importance of consistency between local zoning ordinances and fair housing choice in assisting City Planning Department staff with fair housing issues and local zoning compliance. Additionally, this policy is critical to ensuring that the City's zoning policies comply with federal and state fair housing laws, especially for future goals. It was noted that when referencing this policy in the future, it is important to remember that a jurisdiction's Planning and Housing Departments should collaborate to ensure the City is complying with federal and state fair housing regulations.
Action 3.1: Maintain zoning for emergency shelters, supportive and transitional housing that complies with	County: Accomplished. Zoning Revision complete.	This action is viewed overall as **effective in past goals and important for future goals:**

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
State law. Per State law, the HOME Consortium jurisdictions shall ensure that all provisions of their local zoning code continue to consider transitional and permanent supportive housing as a residential use, subject only to the same restrictions that apply to other residential uses of the same type in the same zone. In addition, local jurisdictions shall continue to ensure that a zoning district remains in place that allows emergency shelters as a permitted use.	The Alameda County Planning Department adopted the new zoning ordinance in April 2012. Dublin: Zoning consistent. Fremont: City continues to ensure that all provisions of local zoning code are consistent with State law. Hayward: Supported. Livermore: Zoning code supports compliance with State law. San Leandro: As of adoption of the Housing Element, the City has removed most constraints to special needs housing per being identified in previous Housing Elements. Union City: Zoning updated in FY 2014-15. City continued to ensure zoning ordinances do not impede fair housing choice and are consistent with State law.	• In the past it has been useful in helping City Planning and Housing Departments to coordinate effectively. • In the future, it will assist City Planning Department staff in keeping up to date with fair housing issues and local zoning compliance and maintaining a high level of coordination. • It was noted that this may not need to continue to be an action, seeing as many jurisdictions in the region have successfully formalized these changes.
Action 3.2: Maintain a definition of family consistent with fair housing law. The HOME Consortium jurisdictions' zoning ordinances shall have a definition of family that is consistent with the Lanterman Developmental Disabilities Services Act and the federal Fair Housing Act and the Fair Housing Amendment Act.	County: Accomplished. Definition is consistent. Fremont: Definition is consistent Livermore: Definition is consistent Union City: Definition is consistent. San Leandro: Staff limitation did not allow to be addressed.	This action is viewed overall as **partially effective in past goals and important for future goals:** • It has helped families to advocate for their housing rights should they need to and has helped the jurisdictions to cite ordinances as reference in some cases. • It was noted that for future goals, this action should be considered to be more tailored to "overcrowding" or "doubling up" instances as a method to balance fair housing occupancy standards in the midst of the housing crisis.
Action 3.3: Establish zoning that treats community care facilities consistently with fair housing and State law. The HOME Consortium jurisdictions shall allow licensed residential care facilities with six or fewer residents in any area zoned for residential use and may not require conditional use permits or other additional discretionary permits, consistent with the Lanterman Developmental Disabilities Services Act.	County: Accomplished. Zoning revision is now complete. County Planning Department adopted the new zoning ordinance in April 2012. Fremont: City's zoning regulation is consistent with State regulation. Livermore: Zoning regulation is consistent with State law. San Leandro: City complies with State of California ADU regulations. Union City: The City's zoning treats community care facilities consistently.	This action is viewed overall as **partially effective in past goals and important for future goals:** • It has worked to stress the importance of ensuring that building code regulations are not superseded by zoning changes. • It was noted that it is important to ensure that care facilities adhere to all health and safety regulations (federal and state, not the City's), not just with the City's permitting process.

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
Action 3.4: Maintain zoning for secondary units that complies with State law. The HOME Consortium jurisdictions shall ensure that all zoning regulations remain in conformity with the requirements for secondary units proscribed by State law. Jurisdictions should also consider modifications to current zoning ordinances and impact fees with an aim to eliminate any constraints and establish incentives for the production and occupancy of new and existing secondary units at an affordable level.	County: Accomplished. Zoning revision is now complete. The Alameda County Planning Department adopted the new zoning ordinance in April 2012. Fremont: City's zoning regulations remain in conformity with the requirements for secondary unit prescribed by State law. Livermore: Ongoing process to incorporate recent State legislative changes. Exploring implementation of incentives for affordable ADU's Union City: Zoning complies with State law.	This action is viewed overall as **effective in past goals and important for future goals:** • Impact fee analysis has been an important aspect of this action; lessened impact fees have helped to spark more secondary units being built that have functioned as affordable units. • It was noted that for future goals, it is important to stress the fact that State secondary unit regulations eliminate any impact fees on the construction of these units. These fees can contribute to the provision of more affordable housing units; lessened impact fees could work as incentive to build.
Policy 4: Support Local Fair Housing Activities and Services. The AI finds that fair housing is an ongoing concern in the HOME Consortium jurisdictions. In particular, interviews with local service providers indicate that many home seekers and landlords are unaware of federal and state fair housing laws. They also remain unfamiliar with protections offered to seniors, disabled, and other special needs populations, as well as families and protected classes. Each of the HOME Consortium jurisdictions currently undertakes a series of fair housing activities, with the primary focus being ongoing outreach and education on fair housing rights for home seekers, landlords, lenders, and agents. The following actions highlight the need to continue these efforts.		Participating jurisdictions identified Policy 4 as an overall **important and effective** policy. Focus was placed on the importance of this policy in helping jurisdictions provide residents with clear guidance on fair housing rights and regulations, while also strengthening a city's commitment to continuously furthering their support for fair housing activities. It was noted that moving forward, the financial aspect of implementing these activities should be analyzed further.
Action 4.1: Conduct ongoing fair housing outreach and education. The HOME Consortium jurisdictions shall continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices. Outreach will occur via training sessions, public events, jurisdictions' websites and other media outlets, staffing at service providers' offices, and multi-lingual flyers available in a variety of public locations.	County: ECHO contracted to provide services: 156 clients received fair housing counseling services (202 contacts) and 1,535 clients received tenant/landlord counseling services (2,394 contacts). Fremont: The City contracts with Fremont Fair Housing to conduct educational workshops, testing, and investigations on fair housing. In FY 2017, made 26 presentations to local public service organizations, distributed 198 information brochures to Fremont property owners, and distributed 1,307 information brochures to tenants seeking housing.	This action is viewed overall as **effective in past goals and important for future goals:** • It allows for jurisdictions to follow a clear directive when addressing efforts for outreach in fair housing activities and provides the community with needed education in fair housing rights.

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
	Hayward: Contracted with ECHO to conduct fair housing testing. San Leandro: In FY 2017, Conducted 1 radio interview for outreach, and conducted 4 trainings for tenants and first-time homebuyers and 8 trainings to property managers. Union City: In FY 2017, City provided ECHO Housing $10,000 in CDBG funds to provide fair housing counseling, tenant/landlord counseling, and mediation services. In this year ECHO opened 12 fair housing cases, conducted 5 fair housing audits, trained 13 fair housing testers, and distributed 1,900 flyers.	
Action 4.2: Respond to fair housing concerns and complaints in a timely fashion. The HOME Consortium jurisdictions shall continue to contract with local fair housing service providers to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders. Service providers will also assist in filing of fair housing complaints to the State Fair Employment and Housing Commission (FEHC) and the federal Office of Fair Housing and Equal Opportunity (FHEO), as necessary.	County: Agency met goals. Hayward: Contracted with ECHO to conduct fair housing testing and to investigate tenant complaints. Livermore: Contracted annually with ECHO Housing to provide fair housing counseling, landlord education trainings and assistance with filing fair housing complaints or make other referrals. In FY2017, 407 individual client services were provided, including 126 counseling sessions San Leandro: In FY 2017, responded to 29 fair housing cases with intake, assessment, and counseling conducted by ECHO; of those, 21 investigations were conducted, and 2 were reported to Fair Employment and Housing Commission, Office of Fair Housing and Equal Opportunity, or other legal referrals. Union City: ECHO opened 12 fair housing cases in FY 2017 (5 - disability, 6 - race, and 1 - national origin).	This action is viewed overall as **effective in past goals and important for future goals:** • It has allowed for multiple entities and organizations to respond to fair housing issues, which allows for more outreach and better guidance for individuals seeking fair housing within their jurisdiction. • This action has helped to apply specific guidance in addressing community fair housing issues, which has helped many residents in the region. • It was noted that not every jurisdiction uses the same fair housing service providers and that it may be ideal to find a way to gauge how some services are doing compared to others.
Action 4.3: Continue fair housing testing and audits. The HOME Consortium jurisdictions shall continue contracting with fair housing service providers to continue fair housing testing and audits. Fair Housing testing and audits seek to identify any evidence of differential treatment by landlords, property managers,	County: Testing is ongoing. ECHO has an ongoing testing program. Fremont: Fremont Fair Housing has an ongoing testing program. Fremont also passed a source of income discrimination ordinance.	This action is viewed overall as very **effective in past goals and very important for future goals:** • It has provided clear guidance on what needs to be included in landlords' contracts with fair housing providers and has largely worked to educate tenants and landlords of fair housing laws

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
lenders, or agents toward members of protected classes. Testing is currently conducted periodically by local fair housing service providers on a complaint-driven basis. Annual fair housing audits are conducted by ECHO Housing – the contracted service provider for most Consortium jurisdictions – regarding a specific fair housing topic each year. Consortium jurisdictions shall consider the continuation or expansion of contracting for testing and audit services.	Hayward: Contracted with ECHO to conduct fair housing testing. Livermore: Contracted with ECHO annually to conduct fair housing testing on approximately 10 properties and provide 8 trainings. San Leandro: Staff limitation did not allow to be addressed. Union City: ECHO trained 13 testers and conducted 5 fair housing audits.	and regulations. • It was noted that jurisdictions should consider fair housing testing to be a requirement.
Action 4.4: Consider options to increase participation in fair housing trainings by landlords and property managers. HOME Consortium jurisdictions should identify opportunities to compel or incentivize the participation of landlords and property owners, particularly those in the small- or family-run business sector, to complete at least one fair housing training session. For example, jurisdictions that require owners and managers of residential rental property to obtain a business license may consider including requirements regarding fair housing training as a condition of license issuance. Service providers cited policies that aim to increase participation by landlords and property managers in fair housing training programs as a key activity to further fair housing choice in the Consortium.	County: ECHO conducted 8 fair housing trainings for owners; 12 fair housing training for tenants; and 4 for the No. CA Fair Housing Coalition. Fremont: In FY 2017, Project Sentinel conducted 5 presentation to owners and one to tenants. San Leandro: In FY 2017, ECHO held 8 presentations to property management companies in FY 2017-18. Union City: ECHO conducted 4 fair housing trainings for landlords and property managers.	This action is viewed overall as **effective in past goals and somewhat important for future goals:** • It has helped individuals who are already in affordable housing units to know of the services and rights that they have; however, it is not very effective for individuals that are seeking affordable housing units. • For future goals, it was indicated that participation of landlords and property managers needs to be increased and possibly even made to be mandatory.
Action 4.5: Consider mandatory notification policies for fair housing services. HOME Consortium jurisdictions should identify appropriate opportunities to require notification to tenants and homeowners of available fair housing services, such as mediation and fair housing complaint services. Requirements to include notification of available services in documents such as lease addenda, rent increase notifications, statements of neighbor complaints, or notices to vacate or of eviction, should be considered.	County: Alameda County unincorporated county has an ordinance that requires notification of mediation services for rent increases. San Leandro: Staff limitation did not allow to be addressed.	This action is viewed as **effective as well as not effective in past goals and very important for future goals:** • It has provided clear guidance for landlords and property managers and has worked to increase participation from all entities that are involved in the promotion of fair housing activities and education. • For future goals, it was indicated that notifications should not solely be reliant on the landlord to provide, and that laws and regulations should assist.
Policy 5: Support Special Needs Housing		Participating jurisdictions identified Policy 5 as an **overall important and effective** policy. Focus was placed on the fact that special needs populations are increasing, and that the

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
		construction of special needs housing is often expensive, which means that viable policies need to be put in place to address these needs.
Action 5.1: Establish and communicate clear procedures to address reasonable accommodation requests. The HOME Consortium jurisdictions shall establish, implement, and effectively communicate formal procedures to address reasonable accommodation requests in zoning regulations to accommodate the needs of persons with disabilities.	Alameda: In November 2010, the City implemented a Language Assistance Plan which describes the City's efforts to ensure access to federally funded programs and activities to residents with limited English proficiency. During the assessment of the Five-Year Strategic Plan a language assistance assessment was conducted, and all public notices will be published in the five identified languages. County: Accomplished and being implemented. Also, Reasonable Accommodation Language is standard in all HCD loan documents for affordable housing projects. All other programs run by HCD have clear policies regarding requests for accommodations. San Leandro: Staff limitation did not allow to be addressed. Union City: City used HOME and CDBG funds to support the Housing Rehabilitation Program which provides accessibility modification grants to disabled and senior residents.	This action is viewed as **effective as well as not effective in past goals and very important for future goals**: • It was viewed as not effective due to a limitation in funding and the need for staffing which makes it difficult to implement. • In effective cases, it has provided an avenue for people with special needs to make requests and has outlined clear procedures to City staff. • For future goals, it was indicated that identifying funding for this action needs to be made a priority.
Action 5.2: Consider adoption of universal design requirements or incentives. Consortium jurisdictions should consider the feasibility of mandatory or incentive-based policies to promote the production of housing units under universal design standards that promote accessibility for persons with disabilities.	County: Accomplished and being implemented. Also, universal design features gain additional points in the Housing Development Request for Proposal process. Dublin: Previously adopted universal design ordinance which requires features in all new single-family developments of 20+ homes. Fremont: Adopted universal design ordinance which requires builders to offer certain accessibility features to consumers as an upgrade option. Livermore: City staff is currently researching and exploring implementation of a Universal Design Ordinance.	This action is viewed as **partially effective in past goals and very important for future goals:** • It has proven to be difficult to implement due to costs and staff limitations; however, when implemented, it provides a well-rounded approach to housing policy.

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
	San Leandro: Staff limitation did not allow to be addressed.	
Action 5.3: Consider providing financial support to facilitate the ability of persons with disabilities to make reasonable modifications to their dwelling unit. Consortium jurisdictions should review existing rehabilitation funding sources to ensure that, as available and appropriate, funding is made available to persons with disabilities in need of reasonable modifications to their dwelling unit.	County: Alameda County passed a housing bond measure. The bond measure includes $45 million for housing accessibility improvements and housing rehabilitation for low-income homeowners. Fremont: Per the City's 2017 accomplishments, City has a housing rehabilitation loan and grant for low-income homeowners to make necessary health and safety improvements to their homes. This program is being administered by Habitat for Humanity. Hayward: City has a housing rehab program available for accessibility improvements and housing rehabilitation for low-income, seniors, and disabled persons. Contracted with Rebuilding Together (Oakland) and Habitat for Humanity (East Bay). Livermore: Continued to fund the owner-occupied Housing Rehabilitation program which provides funding for low income households to make accessibility related improvements. Pleasanton: Annual sponsorship of EBHO, an extensive housing rehab program; rehabilitation grants; use of local, state and HOME funds to construct and/or acquire and rehabilitate housing units for rental by persons with disabilities; sponsorship of rapid rehousing program. San Leandro: In FY 2017, City funded the Housing Consortium of the East Bay's rehabilitation of the Luella Fuller House in the amount of $10,000 to install ADA upgrades to the property. Luella Fuller House serves very low-income adults with developmental	This action is viewed overall as **effective in past goals and important for future goals:** • It has been critical to ensuring persons with disabilities are able to use their dwelling unit with comfort and ease. • For future goals, it was noted that funding for this action should be outlined and consistent.

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
	disabilities for affordable shared housing in the city. Union City: The City used HOME and CDBG funds to support the Housing Rehabilitation Program which provides accessibility modification grants to disabled and senior residents.	
Policy 6: Support Fair Lending Practices and Access to Credit. Following the recession and financial crisis of 2007-08, lenders generally tightened credit requirements, making it more difficult for potential buyers to access loans. Though lending conditions have improved in subsequent years, lending requirements remain more stringent than in the years prior to the recession. Limited-English speakers, in particular, have difficulty securing loans and HMDA data show that African-American and Hispanic applicants for home purchase loans experience significantly lower rates of approval than White and Asian applicants. Moreover, this AI finds that many lenders and brokers are resistant to more affordable and accessible loan products offered in conjunction with first-time homebuyer or other government programs, due to their added complexity. As such, the HOME Consortium jurisdictions should continue the following actions to address these needs.		Participating jurisdictions identified Policy 6 as **being not effective in past goals, yet important for future goals**. Focus for why it was not effective was placed on the fact that local jurisdictions may not have much power to implement this policy effectively and that it is difficult to track the results. Additionally, problems with costs and staff limitations were also noted. For future goals, this policy is important in helping to make sure that everyone will be able to afford to purchase a home.
Action 6.1: Continue to support financial training and homebuyer assistance programs. The HOME Consortium jurisdictions shall continue to support and/or publicize organizations that provide financial literacy and homebuyer education classes. As resources allow, the jurisdictions will also continue to support municipal down payment and mortgage assistance programs that serve low- and moderate-income households.	County: Annual trainings provided. Alameda County A1 Bond will provide additional funds for first-time homebuyer assistance once the program is rolled out. Also, the Mortgage Credit Certificate Program has annual lender trainings. Dublin: City provides down payment assistance and publicizes homebuyer education courses for all BMR homebuyers to take. Fremont: City continues to support the Alameda County Mortgage Credit Certificate Program.	This action is viewed overall as **effective in past goals and important for future goals:** • It has been a great way of propagating supportive programs that allow low-income households to access affordable housing. • For future goals, it was noted that funding for this action should be outlined and consistent.

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
	Hayward: City hosted two first-time homebuyer workshops in 2018. Livermore funded $55,000 in local housing funds for ECHO Housing for Homebuyer Counseling services in FY17/18, 18/19 & 19/20. Livermore also annually supported a Mortgage Assistance Program for low and moderate-income first-time homebuyers. San Leandro: Funds the Bay Area Affordable Housing Alliance to administer and monitor the City's First-Time Homebuyer Program. Union City: City supported the Alameda County Mortgage Credit Certificate (MCC) Program. MCC holds quarterly lender trainings and maintains a list of lenders with expertise in supporting low-income home seekers.	
Action 6.2: Maintain a list of lenders with specific expertise in supporting low-income home seekers. The HOME Consortium jurisdictions shall continue to maintain a list of lenders that can help buyers access below-market-rate loans and locally-sponsored down payment and mortgage assistance programs.	County: List maintained. MCC Program maintains a list of partner lenders. Dublin: List maintained. Fremont: List maintained. Livermore: Ongoing. Coordinated with Hello Housing to maintain lender and realtor contacts who facilitate access to loan products and services tailored for low and moderate income, first time homebuyers. San Leandro: Staff limitation did not allow to be addressed.	This action is viewed overall as **partially effective in past goals and only somewhat important for future goals:** • It has been shown to help low-income households access affordable housing in a more streamlined manner; however, it was shown to not be effective in that low-income homebuyers cannot afford many listings.
Policy 7: Continue and Expand Support for Affordable Housing Production	Dublin: Affordable housing fund continues to collect fees from In-lieu and Commercial Linkage fee program, producing 65 affordable rental units at Valor Crossing in 2017. Union City: City continued to implement its affordable housing ordinance and the City Council reevaluated the ordinance in FY 2017-18 and gave direction to update the ordinance in order to maximize the City's ability to create	Participating jurisdictions identified Policy 7 as being an **effective policy in the past and very important policy for future goals.** Focus for effective aspects of this policy was placed on the need for affordable housing units for low-income households and how the production of new units has helped to serve this demographic in prior years. It was noted that this policy addresses one of the most prominent needs that exists in the region. Challenges to meeting this policy are mostly centered on access to funding.

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
	more affordable housing. The ordinance amendment will be completed in FY 2018-19.	
Action 7.1: Support local affordable housing development. The HOME Consortium jurisdictions shall continue all existing programs to support local affordable housing developers through a variety of strategies such as applications for State and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support shall continue to include specific targets for the development of senior, transitional and supportive housing, and units serving disabled individuals and persons living with HIV/AIDS or severe mental illness.	County: Ongoing. FY 2017 – Annual RFP was issued, and new projects selected. Fremont: City uses affordable housing fees and commercial linkage fees to support development of affordable housing in the City. The City issues Notices of Funding Availability on a periodic basis. Hayward: City anticipates production of 466+ affordable units that will serve an economically diverse population of families, seniors, and individuals. Additionally, will be serving most vulnerable populations including persons, veterans, and senior veterans experiencing homelessness. Livermore: Ongoing. Several affordable housing projects are in the development pipeline target senior, homeless and disabled persons. MidPen Housing completed the 72-unit Chestnut Senior housing project and began construction on the 42-unit Chestnut Family project which was supported through land, $10M of local Housing Trust Funds from the City and $4.6M in Measure A1 City Base San Leandro: FY 2017, City staff assisted Eden Housing's Parrott Street Apartment's application for the HCD Affordable Housing and Sustainable Communities Program. The development was not awarded the funds. Union City: The City selected a master developer in May 2018 to develop a City-owned site into 81 affordable units. The City will be contributing the land, $6.8 million in City funds, and $8.7 million in Measure A1 funds to the project. It is estimated this project will be complete by 2022.	This action is viewed overall as **very effective in past goals and important for future goals:** • It was shown to benefit low-income households by prioritizing the construction of new housing developments. This is a need that is in great demand in the region. • Funding sources as well as land for this action need to be identified for future goals.

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
Action 7.2: Mitigate constraints on the production of affordable housing. The HOME Consortium jurisdictions shall continue to pursue modifications of current zoning and other local policies regulating housing development that pose a direct or indirect constraint on the production of affordable housing. Such policies include density limits, zoning regulations, parking requirements, and growth management programs.	County: Ongoing. Hayward: City is currently conducting barriers to housing development study. San Leandro: In FY 2016-17, City Council approved an update to the General Plan. Key features included increasing mixed-use and residential density particularly in the City's projected growth center.	This action is viewed overall as **partially effective in past goals and important for future goals:** • It has worked to assist City planning in understanding fair housing needs while also removing barriers to new developments that promote affordable housing. • It is noted that lack of land, funding, and community support makes this action more difficult to implement in future goals.
Action 7.3: Explore innovative sources of local funds to support affordable housing development. HOME Consortium jurisdictions should continue to explore alternative sources of local affordable housing funds to partially or fully substitute for the loss of Redevelopment funds for affordable housing following the dissolution of Redevelopment Agencies in California in 2011. Examples of such alternative sources include the rededication of so-called "boomerang funds" relinquished by the State following the Redevelopment Agency dissolution process to affordable housing production; the combination of one or more existing funding streams into an Affordable Housing Trust Fund; or the issuance of tax-exempt bonds to support affordable housing production. In particular, Consortium jurisdictions should review the provisions of SB 628 that was signed into law in October 2014; SB 628 provides for a new tax-increment financing option for California jurisdictions in the form of an enhanced Infrastructure Finance District (IFD). Enhanced IFDs may be used by local jurisdictions for the financing of specific infrastructure improvements or other specific projects of communitywide significance.	County: Ongoing. Also, Alameda County passed a housing bond, Measure AI. Fremont: Affordable housing impact fee and A-1 bond funds. Hayward: Affordable housing impact fee and repayment of RDA money. San Leandro: In fall of FY 2016, Alameda County Measure A1 was approved by voters and authorized $580 million in general obligation bonds to invest in regional efforts to address the lack of affordable housing. The City has a base allocation of $13 million. In FY 2017-18 City staff approved the allocation by Alameda County of $4 million of these funds to support Parrott Street development. Union City: In November 2016, Alameda County voters passed Measure A1 ($580 million for affordable housing). The City has received an allocation of $8.7 million in Measure A1 funding and will be allocating this funding to develop 81 affordable rental units on a City-owned site. It is estimated this project will be complete by 2022.	This action is viewed overall as **effective in past goals and important for future goals:** • It has worked to assist the local jurisdictions in securing additional funding to implement new affordable housing strategies. • Lack of funding has been identified as a main reason for the lack in development of new affordable housing units throughout the region.
Action 7.4: Consider options to enhance existing density bonus and incentive programs for affordable housing production. HOME Consortium jurisdictions should review existing Density Bonus and other incentive programs for affordable housing production to identify opportunities for enhancing the effectiveness of existing incentives in stimulating affordable housing production.	County: No action taken in FY 2017/18. Livermore: In 2018, revised density bonus ordinance to comply with State law around significantly reduced requirements for special user and senior housing. The City continued to provide reduced parking requirements and	This action is viewed overall as **partially effective in past goals and important for future goals:** • In some instances, it has been noted that there is no demand to develop high-density housing in jurisdictions. • Local density laws are also reported to be superseded by State density laws.

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
	targeted fee reductions for affordable residential projects. San Leandro: In FY 2017, staff began assessing updates to State Density Bonus law effective January 2017 in the context of the City's existing density bonus ordinance. In FY 2018-19 staff anticipates an update to the inclusionary zoning ordinance and a full review of the in-lieu fee structure of this program.	• For future goals, the importance of incorporating new housing laws was stressed.
Action 7.5: Review existing inclusionary housing ordinances. Many jurisdictions are currently reviewing their existing inclusionary housing programs to ensure compliance with new standards resulting from case law following the Palmer decision, particularly with respect to in-lieu fees. All Consortium jurisdictions should seek to review their existing inclusionary housing in-lieu fees and/or housing impact fees and jobs-housing linkage fee programs to maximize collectable amounts in a manner consistent with current housing market conditions and applicable case law.	County: Ongoing. Also, County contracted for a nexus study and feasibility study needed for any future consideration of an inclusionary housing policy. The draft report was made available in July 2015. Fremont: The City Council reviewed the existing affordable housing ordinance in June 2019 and directed staff to undertake a nexus study. The nexus study is underway. Staff anticipates an update to the ordinance in spring 2020. Hayward: The affordable housing ordinance was amended/adopted in 2017 - increased fees and expanded scope. City will be updating the master fee schedule with increased in-lieu fees to reflect current housing market conditions. Livermore: City first established an Affordable Housing Trust Fund and an Inclusionary housing ordinance in 2000, and has updated the requirements over the years, including 2015 to increase the Housing In Lieu Fee commensurate with rapidly increasing home prices. San Leandro: In FY 2017, the City was a recipient of a grant from Silicon Valley Foundation that funded a nexus study for housing and commercial (jobs/housing) impact fees. Due to	This action is viewed overall as **partially effective in past goals and important for future goals:** • Effectiveness was found in offering alternative options for developers and increasing studies surrounding the benefits of inclusionary ordinances. • It was noted for future goals that not every city in the region has an inclusionary ordinance, which can make it difficult to implement the action.

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
	staff limitation this goal was not further addressed. Union City: The City Council reviewed its current inclusionary housing ordinance in FY 2017-18 and gave final direction in July 2018 to update the ordinance in order to maximize the City's ability to create more affordable housing. The ordinance amendment was completed in FY 2018-19.	
Policy 8: Support Access to Affordable and Market-Rate Housing Units		Participating jurisdictions identified Policy 8 as being an **effective policy in the past and very important policy for future goals**. Focus for effective aspects of this policy was placed on the efforts that have been made in the region to increase outreach, activities, and efforts centered on the implementation of standards for supporting access to fair housing.
Action 8.1: Facilitate access to affordable and below-market-rate units. The HOME Consortium jurisdictions shall continue to assist affordable housing developers in advertising the availability of below-market-rate units via the jurisdictions' websites, the 2-1-1 information and referral phone service, and other media outlets. The jurisdictions will also facilitate communication between special needs service providers and affordable housing developers, to ensure that home seekers with special needs have fair access to available units.	County: Ongoing. BMR units continue to be included on the 2-1-1 websites. Fremont: City continues to broadcast affordability housing opportunities on the City website and City's affordable housing interest lists, and with community agencies. Hayward: City provides informational handouts related to BMR units available in the County both in Spanish and English. Livermore: Worked with affordable and market rate developers to market and outreach new affordable units, including 72-unit Chestnut Senior and 35-BMR units in Ageno Apartments with the assistance of disability (CRIL) and fair housing services agency (ECHO). Worked to target outreach to underserved low income communities. San Leandro: City staff keeps an updated listing of the City's regulated affordable housing units and regularly offers it to interested citizens; this	This action is viewed overall as **partially effective in past goals and important for future goals:** • It has proven to be partially effective due to issues with establishing priority populations, continued resident-issued complaints while occupying affordable housing units, and the fact that affordable housing units have a very low turnover rate for availability. • For future goals, it was identified that it is important to realize just how few of these units are available within the region.

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
	information is available online. City staff is in regular contact with 2-1-1. Union City: City continues to make information on affordable housing opportunities available at City Hall and other community facilities, online, and over the phone. The City also adopted an eviction and harassment protection ordinance that went into effect on May 10, 2017, and a rent review ordinance that went into effect in October 2017.	
Action 8.2: Evaluate funding availability to support rental assistance programs. Consortium jurisdictions should continue to seek to identify funding to support targeted limited-time rental or security deposit support for existing or prospective tenants. Targeted rental assistance programs should aim to help avoid homelessness due to acute housing crisis. Rental assistance programs may be administered directly by Consortium jurisdictions or by contract with local service providers.	County: Ongoing. County has developed programs for this with boomerang funds. In FY 2017, work was conducted to evaluate barriers to use rental assistance in the highly competitive and expensive housing market and methods of addressing those barriers. Actions are under consideration. Fremont: The City has been using HOME funds to provide rent subsidies to both help people avoid homelessness and assist those who are already homeless. Livermore: Annually funded ECHO, Abode Services and City Serve of the Tri-Valley for Rapid Rehousing and Rental Assistance/Homelessness Prevention programs. San Leandro: In FY 2017-18, the City adopted a Tenant Relocation Assistance Program. Staff began implementation of this ordinance in October 2017.	This action is viewed overall as **effective in past goals and important for future goals:** • It has proven to help draw attention to funding rental assistance programs throughout the region. • It was noted that this action influences programs that support one-time needs and lack of funding limits this action's range of impact. • For future goals, it was identified that actions like these need consistent funding, so that they are not made into a "band-aid" solution.
Action 8.3: Continue to seek adjustment to the HUD Fair Market Rent (FMR) for the Oakland-Fremont Metropolitan Division. Consortium jurisdictions, or a designated surrogate, should continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) when necessary in an effort to seek adjustment to HUD FMR standards for the area. Fair	County: Accomplished. County participated in a rent study and petitioned HUD to increase the FY 2015 FMRs. Staff continue to work on a legislative solution to the problems with the HUD formula used to calculate FMRs.	This action is viewed overall as **partially effective in past goals and important for future goals:** • Jurisdiction representatives claimed that it was only partially effective due to the high cost of conducting FMR surveys along with finding staffing capacity to fulfill the action. • It was noted that landlords continue to refuse house voucher holders in some areas and staying competitive with private

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
housing providers and housing rights advocates reported that many landlords have ceased accepting Section 8 Housing Choice Vouchers due to the rapid escalation in current market-rate rates above the HUD-designated FMR level, resulting in a decrease in the supply of available housing for Section 8 Voucher recipients. In 2013, the County Housing and Community Development Department, with funding and support from a variety of cities, HACA, and the County's Behavioral Health Care Services department, commissioned such a survey and successfully sought an upward adjustment of the HUD-defined FMR for FY 2014.		market renters is very important for future goals.
Action 8.4: Consider the adoption of rent mediation or stabilization programs. Consortium jurisdictions should evaluate the feasibility of voluntary or mandatory rent mediation or stabilization programs, based on existing programs in Consortium and other California jurisdictions. Possible rent mediation or stabilization programs should be considered for their potential effectiveness in mitigating the significant displacement impacts of the current rapid escalation in market-rate rents affecting the Consortium jurisdictions.	County: Alameda County unincorporated county has an ordinance that requires notification of mediation services for rent increases. Many jurisdictions are in discussion and some have ballot measures to propose various rent stabilization measures. Fremont: City adopted the rent review ordinance which went into effect on January 1, 2018. The program provides non-binding recommendations through consultations, mediations, and Rent Review Board hearings (if proposed rent increase is over 5 percent). Hayward: City is currently working toward amending its residential rent stabilization ordinance to include provisions of mandatory mediation with binding arbitration program. San Leandro: In 2016, the City adopted amendments to the City's rent review ordinance to more effectively and efficiently administer the Rent Review Program. Union City: The City adopted an ordinance that provides eviction and harassment protections, which went into effect on May 10, 2017; a rent review ordinance, which provides a mediation	This action is viewed overall as **effective in past goals and important for future goals:** • It has addressed economic challenges to accessing housing, which has been shown to have significant impact. • It has been shown that if individuals are concerned with being evicted for no cause or have a high rent burden, they may be less likely to address other fair housing issues that arise. • For future goals, it was noted that this action does not fit in with the characteristics of every jurisdiction and that the action should realize this.

Policy/Action	FY 2015-19 Cumulative Accomplishments	Summary of Goals Effectiveness
	process for qualifying rent increases, went into effect on October 2, 2017. – The City hired ECHO Housing to serve as the program administrator for both ordinances and hired two professional mediators to facilitate the rent review mediation process. – The City hosted four informational workshops on the rent ordinances and distributed multiple citywide mailers. – The City implemented a rental unit registration and rent ordinance fees to cover the cost of administering both ordinances.	
Action 8.5: Support shared housing opportunities for seniors and other special needs populations. Consortium jurisdictions should consider programs to match seniors with underutilized living space with appropriate home seekers on a voluntary basis. Such programs can serve a double purpose of providing seniors with minor non-medical assistance and supplemental income and providing home seekers with an affordable shared housing unit. In addition, shared rental housing can be an appropriate way to increase housing affordability for seniors and non-senior low-income single individuals or small households. Shared housing programs may be administered directly by Consortium jurisdictions or by contract with local fair housing service providers.	County: Alameda County has an ongoing program with funding from MHSA, NSP, and CCT that have shared housing options. Fremont: Fremont provides funding support to Covia to provide home match services to home seekers and homeowners. Livermore: Explored implementation of shared housing program in FY16, however lack of interested and qualified providers in the East Alameda County region prevented further implementation. San Leandro: City will explore options in FY 2018-19. Union City: In order to support shared housing opportunities, the City provided business license fee waivers to homeowners participating in HIP Housing's home-sharing program.	This action is viewed overall as **only partially effective in past goals and showing only some importance for future goals:** • It has been hard to measure the outcomes of this action in the past, and the action has been criticized for not having clear enough guidance in its implementation. • For future goals, it was noted that this action should be approached with clear guidance and mitigation of abuse, and to consult with housing providers on its implementation and effectiveness.

Table IV-2 - Analysis of 2015 Berkeley Goals

Action	Accomplishments	Summary of Goals Effectiveness
Policy 1: Support Local Fair Housing Activities and Services		
Action 1.1: Continue to fund fair housing outreach, education, investigation, and enforcement. The City of Berkeley will continue to contract with fair housing service providers such as the East Bay Community Law Center to provide fair housing services to Berkeley residents. Fair housing services will continue to include educating home seekers and property managers regarding fair housing law and recommended practices, offering multilingual outreach on fair housing issues, providing fair housing counseling and landlord/tenant mediation services, investigating fair housing complaints, and conducting fair housing audit testing. Consider opportunities to expand outreach to locations such as community centers, schools meetings, or church events, where residents are likely to be even if not seeking services.	Funding for a community agency fair housing provided for outreach and education. In FY 2017, the funded agency provided fair housing services to 71 Berkeley tenants. A majority of tenants served had housing-related issues related to their disabled status; however, gender, family status, national origin, race, and age discrimination were also reported. Of these 71 tenants, 34 received further investigation into their complaints, and of those 34, 13 received reasonable accommodation letters and 9 cases resulted in successful mediation.	This action was **effective in past goals and is very important in future goals.**
Action 1.2: Consider expanding fair housing testing and audits. The City of Berkeley will consider expanding ongoing fair housing testing activities to include more tests on an annual basis. The East Bay Community Law Center currently conducts one to three fair housing tests per year, but the number of tests that are conducted is insufficient to gauge the extent and pattern of discrimination toward members of protected classes. The City will consider working with the East Bay Community Law Center to conduct additional testing on an annual basis to better identify problems that are in need of further attention. Alternatively, the City could consider working with ECHO Housing, which conducts testing related to a specific fair housing topic in Alameda County each year, to expand testing in Berkeley. Most other jurisdictions in Alameda County currently contract with ECHO Housing, which provides a potential opportunity for Berkeley to partner with other nearby jurisdictions to support additional testing.	In PY17, East Bay Community Law Center (EBCLC), the funded agency, performed 3 fair housing tests which resulted in two violation letters to property managers; held 2 educational and training workshops to landlord/property managers and community-based organizations, which reached 28 participants; and conducted 8 community outreach events, which reached a total of 142 individuals. The City would need additional money dedicated to the service in order to expand the program.	This action was **very effective in past goals and is very important in future goals:** • It was noted that countywide testing might be more effective in future goals.
Action 1.3: Consider mandatory notification policies for fair housing services. The City of Berkeley will consider identifying appropriate opportunities to require notification to tenants and homeowners of available fair housing services, such as	The City makes fair housing information available on the City's website.	This action **was ineffective in past goals and is only considered to be somewhat important for future goals.**

Action	Accomplishments	Summary of Goals Effectiveness
mediation and fair housing complaint services. The Berkeley Rent Stabilization Board currently provides this information to tenants in units that are covered by rent control, so this program would address units that are not covered by rent control. Potential requirements to consider include notification of available services in documents such as lease addenda, rent increase notifications, statements of neighbor complaints, or notices to vacate or of eviction.		
Action 1.4: Consider options to increase participation in fair housing trainings by landlords and property managers. The City of Berkeley will consider opportunities to incentivize the participation of landlords and property owners, particularly those in the small- or family-run business sector, to complete at least one fair housing training session. For example, the City could consider including requirements regarding fair housing training as a condition of discretionary actions that the City takes related to rental properties.	Contracted fair housing agencies have reported that building relationships with landlords and property owners is difficult.	This action was **not effective in past goals and is only considered to be somewhat important for future goals:** • It was noted that this action helps to create a first point of contact for potential tenants. • For future goals, this action will need additional resources to be more effective.
Action 1.5: Continue to include fair housing requirements in City contracts. The City of Berkeley will continue to require that affordable housing units in properties with five or more units that are developed with assistance from the Housing Trust Fund are affirmatively marketed to lower- and moderate-income households. The City will also continue to require affirmative marketing plans from all Housing Trust Fund loan recipients, incorporate affirmative marketing in all Development Loan Agreements, monitor borrowers annually to request copies of affirmative marketing efforts and activities, and inform Housing Trust Fund borrowers of the need to translate marketing materials into non-English languages.	The City is continuing the following: – requiring that all City-funded affordable housing developments create and implement affirmative marketing plans; – providing housing and community services planning notifications in English, and Spanish, and Chinese based on past evaluation of language needs.	This action was **effective in past goals and is considered to be very important for future goals:** • It has helped make contracting guidelines, which have proven to be effective in education and implementation.
Policy 2: Support Special Needs Housing		
Action 2.1: Continue to provide financial support for reasonable modifications to residential units and explore opportunities to expand support. The City will continue to operate the Senior and Disabled Home Rehabilitation Program, the Center for Independent Living's Residential Access Project, and Rebuilding Together to provide accessibility modifications for people with disabilities. The City will consider increasing	The City continues to fund and support programs which increase opportunities for people with disabilities to live in a way that is integrated into the community.	This action was **very effective in past goals and is considered to be very important for future goals:** • It has helped to support housing for disabled populations and will continue to support this in the future.

Action	Accomplishments	Summary of Goals Effectiveness
financial support for these activities as feasible based on available funding.		
Action 2.2: Encourage universal design in new housing. The City will encourage universal design in new housing that exceeds minimum accessibility requirements. The City currently encourages universal design in projects that are funded through the City's Housing Trust Fund and will expand these activities to encourage universal design in all new housing developments in the City.	The City continues to encourage the use of universal design in its Housing Trust Fund by retaining discussion of universal design in the fund's guidelines.	This action was **partially effective in past goals and is considered to be important for future goals:** • It has provided guidance and best practices when implementing new developments.
Policy 3: Support Fair Lending Practices and Access to Credit		
Action 3.1: Support financial training and homebuyer assistance programs. As resources allow, support and/or publicize organizations that provide financial literacy and homebuyer education classes.	The City participates in the Mortgage Credit Certificate program through Alameda County.	This action was **partially effective in past goals and is considered to be somewhat important for future goals:** • It has been difficult to track the outcomes for this action, yet it still provides education for individuals.
Policy 4: Continue and Expand Support for Affordable Housing Production		
Action 4.1: Support local affordable housing development. The City of Berkeley will continue existing programs to support local affordable housing developers through a variety of strategies such as applications for State and federal funding, entitlement assistance, outreach to the community and other stakeholders, and direct financial support, as detailed in the City's Housing Element. This support shall continue to include specific targets for the development of senior, transitional and supportive housing, and units serving disabled individuals and persons living with HIV/AIDS or severe mental illness.	The City continues to support affordable housing development through the Housing Trust Fund. City voters passed a $135M local housing bond in November 2018 and funds were made available during calendar 2019.	This action was **very effective in past goals and is considered to be very important for future goals:** • It has been noted that the continuation of affordable housing developments is a main priority in the region.
Action 4.2: Monitor new funding sources to support affordable housing development. The City of Berkeley will monitor federal, state, and other public and private funding sources to identify funds that can be used to support affordable housing development, including considering effective ways to use the City's Housing Trust Fund to leverage funds from other sources. These sources could include Affordable Housing and Sustainable Communities funding, the National Housing Trust Fund, and/or Enhanced Infrastructure Financing Districts. These efforts will complement current efforts by Berkeley's Housing	The City continues to monitor new funding sources to support affordable housing development. The City has taken a variety of steps, including as a co-applicant, to help local affordable housing development projects access State funding.	This action was **very effective in past goals and is considered to be very important for future goals:** • This action has helped prioritize the acquisition of more funding sources, which is and will continue to be a main priority.

Action	Accomplishments	Summary of Goals Effectiveness
Advisory Commission to identify possible new funding sources for affordable housing.		
Action 4.3: Consider an increase to the City's Affordable Housing Mitigation Fee. Based on the update to the City's Affordable Housing Mitigation Fee Nexus Study, which is currently in progress, consider an increase to the City's Affordable Impact Fee for market-rate rental housing and consider implementation of an impact fee for market-rate ownership housing.	The City adopted a biannual fee increase formula for the rental housing mitigation fee, which was implemented July 1, 2018. The City continues to enforce its inclusionary housing requirements for ownership housing.	This action was **partially effective in past goals and is considered to be very important for future goals:** • For future goals, a fee will continue to be collected which will help to support affordable housing in Berkeley.
Policy 5: Support Access to Affordable and Market-Rate Housing Units		
Action 5.1: Facilitate access to affordable and below-market-rate units. The City of Berkeley will continue to assist in providing information on the availability of below-market-rate units and Section 8 vouchers via the city website, the 2-1-1 information and referral phone service, and other media outlets. The City will also facilitate communication between special needs service providers and affordable housing developers, to ensure that home seekers with special needs have fair access to available units.	Council adopted an ordinance stipulating that 80% of the 50% AMI units go toward Section 8. The City made improvements to BMR information available on the City's website. The BMR program has distributed Section 8 program marketing information to participating property managers.	This action was **effective in past goals and is considered to be very important for future goals:** • There is a continued need for affordable housing and this action has been shown to secure affordable housing.
Action 5.2: Continue to support the Housing Authority in working toward approval for an increase to the payment standard for the Tenant-Based Section 8 Voucher Program. The City of Berkeley should continue to support the Housing Authority in efforts to gain HUD approval for an increase in the payment standard for the Tenant-Based Section 8 Voucher Program to 120 percent of fair market rent. Given the City's high and rapidly-escalating market-rate rental costs, the market rent for units in Berkeley is becoming increasingly higher than the fair market rent, presenting challenges for residents using tenant-based vouchers in Berkeley. If the payment standard is increased, the City of Berkeley should also apply these increases to the Shelter Plus Care program implemented by the City's Health, Housing and Community Services Department.	The City continues to support the Berkeley Housing Authority in its efforts. The City has helped fund several studies sponsored by local housing authorities when HUD's FMRs decreased in contrast to market-rate rents in the Bay Area. These studies helped increase the payment standard.	This action was **partially effective in past goals and is considered to be very important for future goals:** • It has helped to increase coordination between the housing authority and the City.
Action 5.3: Support shared housing opportunities for seniors and other special needs populations. The City of Berkeley will consider programs to match seniors with underutilized living space with appropriate homeseekers on a voluntary basis. Such	No resources available. [not accomplished]	

Action	Accomplishments	Summary of Goals Effectiveness
programs can serve a dual purpose of providing seniors with minor non-medical assistance and supplemental income and providing homeseekers with an affordable shared housing unit. In addition, shared rental housing can be an appropriate way to increase housing affordability for seniors and non-senior low-income single individuals or small households. Shared housing programs could be administered directly by the City of Berkeley or by contract with local fair housing service providers.		

Table IV-3 - Analysis of 2015 Oakland Goals

Action	Accomplishments	Summary of Goals Effectiveness
General actions the City will take to address impediments to fair housing include:		
Identify a primary lead from the Housing and Community Development to serve as point person to drive this Action Plan for the next five years.	Currently, the CDBG manager serves as the point person to drive the action plan until otherwise assigned.	This action was **effective in past goals and is very important in future goals.**
Produce progress reports on all action items on an annual basis in the Annual HUD Reporting document (CAPER).	Yes. Annual reports include a section titled "Removal of Impediments to Fair Housing." Accomplishments are tracked via Fair Housing master contract, Housing Resource Center, and other activities connected to fair housing. Progress of all Action Plan items are reported in the CAPER.	This action was **effective in past goals and is very important in future goals:** • It was identified that progress must be tracked to measure impact of services and analyze the direction of the program.
Host a planning session with regional organizations and local governments to discuss strategies on how to address fair housing issues from a regional perspective.	Yes, within the ABAG C16 regional housing needs allocation process and through the Oakland Housing Element planning process.	This action was **effective in past goals and is important in future goals.**
Host a series of summits with housing providers, fair housing organizations and other stakeholders regularly (at least twice a year) to confirm progress towards addressing fair housing issues over next 5 years.		This action was **effective in past goals and is important in future goals.**
Convene meeting with East Bay governments and agencies to collaborate on service delivery to explore strategies to unify data collection and service delivery into a more streamlined process.		This action was **effective in past goals and is important in future goals.**
Lack of Regulated Affordable Housing (Public)		

Action	Accomplishments	Summary of Goals Effectiveness
Continue to work with developers, Federal, State and other stakeholders to identify and pursue all available funding for affordable housing.	Ongoing – Affordable housing in Oakland is funded with a mix of local and non-local sources, low income housing tax credit, Mortgage Revenue Bonds, HOME (HUD), Boomerang funds, and Cap & Trade proceeds.	This action was **effective in past goals and is very important in future goals.**
Identify potential city-owned parcels or other sites that can be used for affordable housing developments as articulated in the Housing Element and in accordance with the City's real estate disposition laws. HCD will work with other departments to identify potential parcels for mixed-income (including possibly affordable housing) and report to City Council and ways in which the City could comply with the Surplus Land Act, if applicable.	Ongoing. Sites have been identified to increase affordable housing, housing for the homeless, temporary housing. Opportunity site maps and listings are provided on the City's website.	This action was **very effective in past goals and is very important in future goals.**
Through its HOME and other Housing NOFAs, HCD will encourage siting of affordable housing in areas without concentrations of poverty.	The NOFA was circulated annually as planned and achieved what it set out to do as stated in the Housing Element's policy guidance. Housing Development Services funded new construction of 271 units of housing in areas with low concentration of poverty.	This action was **effective in past goals and is very important in future goals.**
Through its HOME and other Housing NOFAs, HCD will encourage siting of affordable housing in asset-rich areas.	Ongoing. The City promotes equitable distribution of affordable housing throughout the community.	This action was **effective in past goals and is very important in future goals.**
Continue to streamline development and permitting process to reduce costs for affordable housing. HCD will gather input from affordable housing developers on additional strategies to streamline development process and assess if recommendations can be incorporated into development process.	Ongoing review and actions taken to reduce the impact of local government regulations and fees on the cost and availability of housing. Streamlined the environmental review process. Created fast-track permit process. Facilitated affordable housing through density bonuses, broad provisions for secondary units.	This action was **effective in past goals and is very important in future goals:** • Affordable housing is a means of achieving greater social equity. • Providing funds and streamlining the development process for affordable housing will result in more very low- and low-income housing units in Oakland where it is desperately needed. • The promotion of affordable housing will increase fair housing choices.
Explore and identify potential land use policies and zoning concessions such as inclusionary zoning, parking requirements that can be made to reduce cost of development and promote affordable housing or allowance of secondary units. HCD should prepare an analysis of the possible increase in affordable housing in Oakland based on these policies and share with City Council.	Ongoing. The City is continually evaluating its standards, procedures, and permit processes to allow development of multi-family, market rate and affordable housing, within the restrictions of CEQA. New zones implemented encourage mixed-use housing on commercial corridors; flexibility of parking requirements for secondary unit is in review; and manufactured homes are now permitted as long as	This action was **effective in past goals and is very important in future goals:** • The decisions that are made today regarding housing, land use, and transportation will shape the future of the community for generations to come. • Planning decisions can build on and reinforce these qualities, increasing accessibility for all members of

Action	Accomplishments	Summary of Goals Effectiveness
	they meet California building codes. Live/work conversions continue to be permitted in Oakland.	the Oakland community, supporting regional development goals, and making Oakland an even better place to live.
Continue pending analysis of potential development impact fees, including a housing impact fee to fund affordable housing development with an in-lieu on-site inclusionary option.	Ongoing.	
Meet with OHA to understand what data, if any, is collected regarding landlords who oppose Section 8 and facilitate a discussion on what outreach the City and OHA could initiate to these landlords on the benefits of Section 8 program.	Oakland HA: Through administration of the Housing Choice Voucher (HCV) program, OHA monitors HCV utilization and owner participation. This includes but is not limited to the number of landlords participating in the program, average time spent by voucher holders searching for units, number of units being advertised through Go Section 8, voucher utilization, and voucher expiration rates. In 2017, OHA implemented landlord incentive activities to recruit new and maintain existing landlord participation in response to declining voucher utilization and landlord exits from the program. These activities include sign-on bonuses for new owners, pre-inspections, loans to owners for unit improvements, vacancy loss payments, and owner education and appreciation events. These activities were designed to eliminate some of the perceived burdens from program participation and to reward owners for both agreeing to and continuing to participate. OHA monitors and reports on the results of these activities through the Annual Moving to Work Report, available on www.oakha.org.	This action was **effective in past goals and is very important in future goals:** • To better implement this action in the future, the City will work with OHA to understand current incentives and how to market them through City events and materials used to communicate with Oakland landlords.
Establish goal of preserving all affordable housing units expiring in next ten years.	The goal was established via City ordinances that protect existing affordable housing, such as rent adjustment, residential property conversion, and condominium conversion. Affordable housing is also a 2017-19 budget priority for the City of Oakland mayor along with addressing homelessness and anti-displacement.	This action was **effective in past goals and is very important in future goals.**
Lack of Coordination among Fair Housing/Advocacy Entities (Public)		

Action	Accomplishments	Summary of Goals Effectiveness
Identify point of contact to be responsible for coordinating all activities with fair housing providers at City.	Chyrill Quamina manages the fair housing contract. Anti-displacement program is managed by Maryann Leshin, Oakland Deputy Director for Housing & Community Development.	This action was **effective in past goals and is very important in future goals.**
Conduct kick-off meeting with city-funded fair housing/advocacy entities with City to establish roles and responsibilities.	Ongoing each funding round (usually every 2 years).	This action was **effective in past goals and is important in future goals.**
Facilitate quarterly meetings with city-funded fair housing/advocacy entities with City to ensure ongoing coordination and alignment.	In Progress.	This action is **very important in future goals.**
Explore coordinated database development or reporting to enable City or appointed agent to collect and analyze data at city-wide level.	In Progress.	This action is **very important in future goals.**
Explore coordinated development and delivery of trainings, outreach and other efforts to ensure all areas/populations of Oakland are adequately served.	Funding provided to fair housing organizations that provided outreach, counseling, education, and investigation of fair housing ensuring all populations are served adequately. Specific focus targeted to included race, ethnicity, family status and disability.	This action was **effective in past goals and is important in future goals.**
Promote semi-annual or annual trainings from different advocacy entities for all city funded service agencies on various elements of fair housing and tenant rights.		This action is **very important in future goals.**
Opposition to Siting of Affordable Housing (Public)		
HCD, City Council and Mayor to establish clear message on importance of affordable housing and that City is in support of affordable housing.	Priorities, as stated in budget documents, mayor's web page, and the Department of Housing & Community Development web page, promote the City's dedication to improving Oakland neighborhoods and to making sure all Oaklanders have safe and affordable housing.	This action was **very effective in past goals and is very important in future goals.**
Continue to work with developers to conduct community outreach programs as part of predevelopment process.	The City encourages local non-profit organizations, affordable housing proponents, the business community, the real estate industry and other policy makers to join in efforts to advocate for the provisions of affordable housing in communities throughout Oakland and the bay area.	This action is **very important in future goals.**
Consult with legal service provider in region to provide legal education to stakeholders on California Government Code that prevents discrimination on the development of housing based on the source of financing used for that development.		This action is **very important in future goals.**

Action	Accomplishments	Summary of Goals Effectiveness
Use language such as "enhancing neighborhoods" to avoid negative connotation of affordable housing.		This action is **very important in future goals.**
Conduct proactive outreach to council members and community leaders.	Ongoing.	This action is **very important in future goals.**
As noted above, assess feasibility of inclusionary zoning to leave no choice for siting of affordable housing.		This action is **very important in future goals.**
Continue to participate and promote Affordable Housing week.	Ongoing work led by the City's Deputy Director of Housing & Community Development, along with Housing Resource Center staff.	This action was **effective in past goals and is very important in future goals.**
Coordinate with Oakland Housing Authority in outreach and marketing campaigns.	Ongoing.	This action was **very effective in past goals and is very important in future goals.**
Continue to provide technical and/or financial support to organizations that are involved in education and information campaigns.	Ongoing.	This action was **very effective in past goals and is very important in future goals.**
Continue to monitor existing affordable housing to ensure that property is well maintained.	Ongoing.	This action was **very effective in past goals and is very important in future goals.**
Continue to encourage formation of resident councils in affordable housing developments to foster sense of commitment to and participation in neighborhood activities.	Ongoing.	This action was **very effective in past goals and is very important in future goals.**
Planning, Land Use and Zoning Practices (Public)		
Continue to streamline processes for the issuance of zoning/building permits for affordable housing.	Ongoing.	This action was **effective in past goals and is very important in future goals.**
Use existing service provider and stakeholder networks to engage low- and moderate- income households in discussions regarding zoning and changes to the planning code and access to land use and zoning policies.	No progress to report.	
Explore additional planning/zoning concessions that can be made to affordable housing developments.	In 2018, this process continued to be implemented. Permit applications for affordable housing developments, as with other multi-family projects, are "deemed complete" within 30 days of submittal. The City processed its first SB 35 affordable housing case in 2018, which waives discretionary review for proposals that meet certain criteria. Continuing through 2018, multi-family housing continued to be permitted in Oakland; with the adoption of the citywide zoning update in April 2011, the areas of the city where	This action was **very effective in past goals and is very important in future goals.**

Action	Accomplishments	Summary of Goals Effectiveness
	multifamily housing can be built expanded significantly.	
Explore use and viability of affordable housing development impact fee.	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. In February 2019, staff brought the Annual Report to City Council. See this link for the report: https://www.oaklandca.gov/documents/impact-fee-annual-report-fiscal-year-ended-june-30-2018. For Fiscal Year 2017 - 2018 (ending on 6/30/18), $3,206,036 has been paid for the Affordable Housing Impact Fee; and $11,510,815 was revenue assessed, but not due yet (due to the program's schedule for payments). This totals $14,716,851. Since the Affordable Housing Impact Fees went into effect on September 1, 2016, $3,683,860 has been paid so far and $17,234,806 in revenue has been assessed but not due yet, for a total of $20,918,666 that has been assessed."	This action was **very effective in past goals and is very important in future goals.**
Continue to gather input and feedback on ways to improve planning, land use and zoning practices from practitioners and stakeholders.	Ongoing.	This action was **very effective in past goals and is very important in future goals.**
Recommend to Strategic Planning office to revise zoning code to treat transitional/supportive housing in same manner as residential units.	For special needs housing, in 2016, the Planning and Zoning Division adopted amendments to the Oakland Planning Code ensuring that transitional and supportive housing is treated in the same manner as other housing facilities in the same zone. The City's reasonable accommodations procedure was also adopted in 2014, providing flexibility.	This action was **very effective in past goals and is very important in future goals.**
Recommend to Strategic Planning office to revise zoning code to eliminate 300-foot restriction for development of multiple supportive housing projects.	In 2018, the Planning and Zoning Division continued to issue discretionary design review permits for all new housing, except for secondary units less than 500 square feet in size, which are issued ministerially. For special needs housing, in 2016, the Planning and Zoning Division adopted amendments to the Oakland Planning Code ensuring that transitional and supportive housing is treated in the same manner as	This action was **very effective in past goals and is very important in future goals.**

Action	Accomplishments	Summary of Goals Effectiveness
	other housing facilities in the same zone. The City's reasonable accommodations procedure was also adopted in 2014, providing flexibility.	
Evaluate secondary unit regulations as option of increasing number of housing units and/or affordable housing units in the City.	Council adopted revised secondary unit regulations in March 2016 and May 2017 to further reduce the regulatory barriers to the development of secondary units, which are considered one way to help address the city's housing shortage and escalating costs, as they generate new residential units without the costs of land acquisition. As shown in Table A2, 109 building permits for secondary units were issued in 2018. In May 2017, following an initial revision in 2016, the City of Oakland adopted revised secondary unit regulations to further reduce the regulatory barriers to the development of secondary units, including reducing setback requirements for secondary units and eliminating parking requirements in areas where public transit is accessible.	This action was **very effective in past goals and is very important in future goals.**
As noted above, evaluate the impact and feasibility of inclusionary zoning to increase affordable housing in the City and provide a report to City Council on the outcomes of the evaluation.	See above.	This action was **very effective in past goals and is very important in future goals.**
Loss of Naturally Occurring Affordable Housing (Public/Private)		
HCD to study and possibly propose an expanded rent control model to better protect tenants and maintain affordable housing within the City.	In process.	This action was **very effective in past goals and is very important in future goals.**
HCD to continue support of Community Buying Program with the goal of assisting developers to purchase tax defaulted, foreclosed, abandoned, or unmaintained properties for the development of affordable homeownership opportunities.	The Oakland Community Buying Program did not acquire additional properties in 2018. The City continued its partnership with Hello Housing to oversee the construction and sale of the 26 sites it acquired previously. See Policy 2.2.4 for additional information about this program.	This action was **very effective in past goals and is very important in future goals.**
Action items from the above "Lack of Regulated Affordable Housing" that address the development and supply of more affordable housing also apply to this impediment given that it will reduce the number of people that will have to move due to market demand.		This action was **very effective in past goals and is very important in future goals.**

Action	Accomplishments	Summary of Goals Effectiveness
Need for Landlord Education (Public/Private)		
Conduct landlord education summit with housing service providers, East Bay Rental Housing Association and other stakeholders to identify education gaps in landlord education.		
Conduct outreach and education to broaden reach of stakeholders including business groups such as Chamber of Commerce.	Continue to periodically meet with housing advocacy groups and neighborhood organizations to educate the public on affordable housing and reduce community opposition to affordable housing.	This action was **very effective in past goals and is very important in future goals.**
Coordinate with housing service providers and East Bay Rental Housing Association to market fair housing trainings and resources. Potential marketing strategies include: • Leveraging lending institutions and banks to provide training, resource and contact information to landlords or potential landlords • Conduct media campaigns through utility bills • Market trainings in newspapers, social media and other outlets • Advertise at meetings and social events for landlord associations	Works to promote fair lending practices throughout the City to ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.	
Use quizzes or assessment tools to test knowledge and impact of training to ensure that participant achieves training learning objectives.		
Lack of Accessible Units (Public/Private)		
Continue to provide Access Improvement Program grants to homeowners and landlords.	In 2018, the City continued to provide access improvement grants to low- and extremely low-income homeowners and tenants, contingent on funding availability. Grant funds are designated for accessibility modifications to accommodate persons with disabilities.	
Coordinate efforts and activities with disability rights advocacy and outreach organizations in Oakland.		
Continue to require 504 accessible units to be built in City assisted rental developments.		
Establish additional landlord incentives such as microloans to make units more accessible.		

Action	Accomplishments	Summary of Goals Effectiveness
Discrimination Regarding Accessible Features (Public/Private)		
Continue to provide funding to nonprofit agencies to provide fair housing counseling, complaint investigation and referral services.	Ongoing.	
Provide trainings on fair housing regulations regarding persons with disabilities and reasonable accommodations.	Ongoing.	
Continue to provide fair housing workshops and public outreach efforts, ensuring that activities include guidance on discrimination regarding accessible features.	Ongoing.	
Provide counseling and outreach to persons with disabilities on how to identify discrimination regarding accessible features.		
Establish better landlord incentives such as microloans to make units more accessible.	There are microloan programs administered by Oakland Residential Lending/Rehabilitation Division to preserve affordable housing in Oakland and make them accessible.	
Lack of Access to Community Assets (Public/Private)		
Continue to target affordable housing in areas that are asset-rich and not in areas of concentrated poverty.	Ongoing target of affordable housing in areas with low concentration of poverty. More than 271 units of affordable housing developments in these areas.	Effective and will continue to circulate annual NOFA as funding is available.
Leverage other HUD resources to improve community assets and conditions in areas of minority concentration and RCAP/ECAP areas.		
Coordinate efforts with other City/County agencies to improve community assets and conditions in areas of minority concentration and RCAP/ECAP areas.		
Foreclosure Recovery: Homeowners, Renters, and their Communities (Public/Private)		
Encourage more research to gain a deeper understanding of the role of race in mortgage lending and foreclosure prevention in order to inform public policy and encourage the accountability of financial institutions.		
Continue to work with non-profit housing services providers to target programs to extremely low, low- and moderate-income homeowners at risk of losing their homes to foreclosure.		

Action	Accomplishments	Summary of Goals Effectiveness
Support housing counseling efforts by either providing City funding or supporting applications for outside funding.		
Continue to enforce the City's Just Cause Ordinance to protect tenants from being evicted from foreclosed housing units.		
Lending/Sales Discrimination (Private)		
Continue to provide funding to nonprofit agencies to provide fair housing counseling, complaint investigation and referral services.	Yes. Funding to EBCLC, ECHO, Central Legal, and CJJC provided annually for these services.	• This action was effective in past goals and is very important in future goals: • It has been shown to assist experts in the field to educate tenants and landlords which promotes fair housing in Oakland and Bay Area. • It was noted to be a vital action for "on the ground" services.
Provide financial support for fair housing audits for rental and homeownership properties.	ECHO provides these services.	This action was **effective in past goals and is important in future goals.**
Support law firms that work with affordable housing owners and agents to provide assistance regarding fair housing practices.		
Continue to provide fair housing workshops and public education outreach efforts	Provided through contracted fair housing agencies.	This action was **very effective in past goals and is very important in future goals:** • It has proven to provide tenants and landlords with fair housing education.
Conduct targeted outreach, support and counseling to minority households.		
Explore including HMDA Institution Data Reports as part of Linked Banking Services Ordinance analysis for Oakland financial institutions.	Banks that originate mortgages submit HMDA data and that dataset is made available to the public for analysis.	This action was **effective in past goals and is very important in future goals.**
Consult with City Attorney annually to review HMDA data and post summary of findings publicly.		
Promote creative marketing and outreach to residents regarding lending practices.	Provided through the First Time Homebuyers Program.	This action was **effective in past goals and is important in future goals:** • It has been shown to provide resources to low- and moderate-income residents who would otherwise not have access to these housing services. • For future goals, it will increase access to affordable housing ownership for low-income residents of Oakland.

Action	Accomplishments	Summary of Goals Effectiveness
Promote more stringent audit practices – if landlords, sellers, or banks are in violation of fair housing policy, proceed with lawsuit.		

SECTION V

FAIR HOUSING ANALYSIS

This section analyzes data and community engagement responses related to segregation, R/ECAPs, disparities in access to opportunity, disproportionate housing needs, publicly supported housing, disability and access, and fair housing enforcement outreach, capacity, and resources. Contributing factors are determined at the end of each topic.

Tables in this section contain terms which are defined in Section II. This analysis covers the participating jurisdictions (interchangeably referred to as Alameda County), which includes unincorporated areas of the County, five non-entitlement cities (Albany, Emeryville, Dublin, Newark, Piedmont, also referred to as Urban County), nine entitlement cities (Alameda, Berkeley, Fremont, Hayward, Livermore, Oakland, Pleasanton, San Leandro, Union City), and five housing authorities, which collectively service the entire County. The Consortium covers the above, excluding the entitlement cities of Berkeley and Oakland.

Maps provided in this section divide the County into three parts, north, south, and east. The north portion of the County generally includes the cities of Alameda, Albany, Berkeley, Emeryville, Oakland, Piedmont, and San Leandro. The south portion includes the cities of Fremont, Hayward, Newark, and Union City. The east portion includes the cities of Dublin, Livermore, and Pleasanton.

Demographic Summary

This section describes population and housing trends throughout the participating jurisdictions. Over 1.6 million people live in Alameda County, a growth of approximately 350,000 people since 1990. Overall, most growth has been in foreign-born and minority residents. As of 2017, 32 percent of the population in Alameda County are foreign born; 68 percent are minorities; 21 percent are under the age of 18; 66 percent are between the ages of 18 and 64; and 12 percent are over the age of 65.

Demographic Patterns

Participating jurisdictions have experienced significant growth in the last two decades.

The following table presents population trends from 1990 to 2017 for all participating jurisdictions as well as the region (the CBSA, defined in Section II as Alameda, Contra Costa, San Francisco, and San Mateo Counties). Note that the row titled Alameda County demonstrates the total population for all participating jurisdictions. Alameda County has grown approximately 27 percent since 1990. Along a similar trend, the region has grown approximately 26 percent since 1990. The cities with the most growth during this time period were Emeryville and Dublin, growing approximately 100.7 and 145.5 percent, respectively.

Table V-1 - Population Growth and Percent Change

	1990	2000	2010	2017 Estimate	% change 1990-2000	% change 2000-2010	% change 2010-2017
Consortium	801,736	941,461	1,006,967	1,092,193	17.43%	6.96%	8.46%
Urban County	213,779	242,439	269,161	294,229	13.41%	11.02%	9.31%
Albany	16,327	16,444	18,539	19,682	0.72%	12.74%	6.17%
Emeryville	5,740	6,882	10,080	11,524	19.90%	46.47%	14.33%
Dublin	23,229	29,973	46,036	57,022	29.03%	53.59%	23.86%
Newark	37,861	42,471	42,573	45,554	12.18%	0.24%	7.00%
Piedmont	10,602	10,952	10,667	11,296	3.30%	-2.60%	5.90%
Unincorporated Alameda County	120,020	135,717	141,266	149,151	13.08%	4.09%	5.58%
Entitlement Cities	587,957	699,022	737,806	797,964	18.89%	5.55%	8.15%
Alameda	73,979	72,259	73,812	78,246	-2.32%	2.15%	6.01%
Fremont	173,339	203,413	214,089	230,964	17.35%	5.25%	7.88%
Hayward	111,343	140,030	144,186	156,917	25.76%	2.97%	8.83%
Livermore	56,741	73,345	80,968	88,232	29.26%	10.39%	8.97%
Pleasanton	50,570	63,654	70,285	79,341	25.87%	10.42%	12.88%
San Leandro	68,223	79,452	84,950	89,910	16.46%	6.92%	5.84%
Union City	53,762	66,869	69,516	74,354	24.38%	3.96%	6.96%
Berkeley	102,724	102,743	112,580	120,179	0.02%	9.57%	6.75%
Oakland	372,242	399,484	390,724	417,442	7.32%	-2.19%	6.84%
Alameda County	1,276,702	1,443,741	1,510,271	1,629,615	13.08%	4.61%	7.90%
Region	3,677,712	4,123,737	4,335,391	4,641,820	12.13%	5.13%	7.07%

Source: Decennial Census 1990, 2000, 2010; 2013-2017 ACS 5-Year Estimates

Demographic Trends

There has been an increase in foreign-born residents, residents with limited English proficiency, and Asian or Pacific Islander and Hispanic residents. Additionally, according to the data presented below, the number of black and white residents has decreased.

The tables below present data for demographic trends of the participating jurisdictions and the region between 1990 and 2017.

Since 1990, white residents have decreased in all jurisdictions except Berkeley, Livermore, and Oakland. In the same time period, black residents have decreased in Berkeley, Oakland, and Union City by approximately 10, 19, and 4 percent, respectively. Across the participating jurisdictions, the population of Hispanic (184,000) and Asian and Pacific Islander (296,000) residents has increased over the same period. The participating jurisdictions also gained 292,000 foreign-born residents and 146,000 residents with limited English proficiency. The participating jurisdictions' youth population has increased by approximately 13 percent and the elderly population has increased by approximately 53 percent.

Across the Consortium, the number of people with families has increased by 26,000 but the overall proportion of families with children has decreased by 6 percent.

The region has experienced similar trends in the decrease of white residents and the increase of Hispanic and Asian residents. The foreign-born population of the participating jurisdictions has increased by 126 percent since 1990 while the region has increased by only 81 percent. Increases in people with limited English proficiency is similar between the region and participating jurisdictions.

Table V-2 - Demographic Trends, Alameda County and Region, 1990, 2000, 2010, 2017

	Alameda County (Entire County Geographically)							
	1990 Trend		2000 Trend		2010 Trend		2017	
Race/Ethnicity	#	%	#	%	#	%	#	%
White, Non-Hispanic	674,989	52.87%	591,201	40.95%	514,705	34.08%	524,881	32.30%
Black, Non-Hispanic	224,449	17.58%	228,011	15.79%	204,385	13.53%	175,063	10.77%
Hispanic	182,291	14.28%	276,507	19.15%	343,027	22.71%	367,041	22.59%
Asian or Pacific Islander, Non-Hispanic	184,627	14.46%	327,246	22.67%	438,322	29.02%	481,356	29.62%
Native American, Non-Hispanic	6,531	0.51%	11,505	0.80%	10,006	0.66%	5,008	0.31%
National Origin								
Foreign-born	230,921	18.09%	394,322	27.31%	457,248	30.28%	523,816	32.23%
LEP								
Limited English Proficiency *of population 5 years and older	134,964	11.40%	239,487	17.80%	265,495	18.79%	281,942	18.46%
Sex								
Male	622,759	48.78%	711,561	49.29%	743,177	49.21%	799,848	49.22%
Female	653,820	51.21%	737,639	51.09%	772,314	51.14%	829,966	51.07%
Age								
Under 18	304,556	23.85%	365,306	25.30%	342,164	22.66%	344,912	21.22%
18-64	836,384	65.51%	935,787	64.82%	1,005,123	66.55%	1,076,207	66.22%
65+	135,638	10.62%	148,107	10.26%	168,203	11.14%	208,693	12.84%
Family Type								
Families with children *out of total number of families; not out of total people	152,760	48.98%	170,762	50.36%	169,304	48.04%	176,451	42.57%

	Consortium							
	1990 Trend		2000 Trend		2010 Trend		2017	
Race/Ethnicity	#	%	#	%	#	%	#	%
White, Non-Hispanic	510,612	63.56%	440,567	46.52%	351,858	34.76%	345,240	31.61%
Black, Non-Hispanic	46,993	5.85%	66,493	7.02%	77,652	7.67%	66,363	6.08%
Hispanic	122,173	15.21%	179,072	18.91%	231,746	22.90%	241,171	22.08%
Asian or Pacific Islander, Non-Hispanic	117,089	14.57%	242,360	25.59%	340,987	33.69%	389,061	35.62%
Native American, Non-Hispanic	4,312	0.54%	8,108	0.86%	6,902	0.68%	3,086	0.28%
National Origin								
Foreign-born	140,287	17.47%	267,283	28.22%	323,723	31.98%	384,406	35.20%
LEP								
Limited English Proficiency *of population 5 years and older	73,901	9.20%	149,208	15.76%	175,851	17.37%	190,251	18.65%
Sex								
Male	395,277	49.21%	469,048	49.53%	498,626	49.26%	537,757	49.24%
Female	407,969	50.79%	478,003	50.47%	513,561	50.74%	554,436	50.76%
Age								
Under 18	197,668	24.61%	247,648	26.15%	245,172	24.22%	246,360	22.56%
18-64	526,298	65.52%	603,587	63.73%	655,546	64.77%	705,786	64.62%
65+	79,280	9.87%	95,816	10.12%	111,469	11.01%	140,042	12.82%
Family Type								
Families with children *out of total number of families; not out of total people	102,056	48.82%	98,484	50.91%	123,513	49.21%	128,464	42.05%
	Urban County (Alameda County, CA CDBG, ESG) Jurisdiction							
	1990 Trend		2000 Trend		2010 Trend		2017	
Race/Ethnicity	#	%	#	%	#	%	#	%
White, Non-Hispanic	141,012	67.49%	125,454	51.98%	105,474	39.20%	104,691	35.58%
Black, Non-Hispanic	13,440	6.43%	20,544	8.51%	25,356	9.42%	22,332	7.59%
Hispanic	30,052	14.38%	47,048	19.49%	66,642	24.77%	72,566	24.66%
Asian or Pacific Islander, Non-Hispanic	22,738	10.88%	43,459	18.01%	68,655	25.52%	80,093	27.22%
Native American, Non-Hispanic	1,129	0.54%	2,279	0.94%	1,985	0.74%	737	0.25%
National Origin								
Foreign-born	30,580	14.65%	53,562	22.19%	72,355	26.89%	88,863	30.20%
LEP								
Limited English Proficiency *of population 5 years and older	15,807	7.57%	30,106	12.47%	39,787	14.79%	46,894	17.36%
Sex								
Male	102,120	48.92%	119,349	49.44%	133,205	49.51%	145,345	49.40%
Female	106,648	51.08%	122,031	50.56%	135,860	50.49%	148,880	50.60%
Age								
Under 18	49,513	23.72%	61,208	25.36%	64,119	23.83%	67,765	23.03%
18-64	136,358	65.32%	154,210	63.89%	176,055	65.43%	189,663	64.46%
65+	22,897	10.97%	25,962	10.76%	28,891	10.74%	36,801	12.51%
Family Type								
Families with children *out of total number of families; not out of total people	25,932	47.84%	24,454	50.68%	32,142	48.85%	34,683	32.43%

	City of Alameda (Alameda, CA CDBG) Jurisdiction							
	1990 Trend		2000 Trend		2010 Trend		2017	
Race/Ethnicity	#	%	#	%	#	%	#	%
White, Non-Hispanic	45,203	64.37%	37,921	52.48%	33,468	45.34%	33,429	42.72%
Black, Non-Hispanic	3,922	5.58%	5,181	7.17%	5,645	7.65%	5,734	7.33%
Hispanic	6,531	9.30%	6,725	9.31%	8,092	10.96%	9,031	11.54%
Asian or Pacific Islander, Non-Hispanic	14,017	19.96%	20,827	28.82%	25,619	34.71%	24,797	31.69%
Native American, Non-Hispanic	369	0.53%	746	1.03%	659	0.89%	150	0.19%
National Origin								
Foreign-born	13,061	18.61%	18,830	26.06%	20,047	27.16%	21,157	17.60%
LEP								
Limited English Proficiency *of population 5 years and older	6,539	9.32%	10,121	14.01%	11,879	16.09%	12,045	10.43%
Sex								
Male	34,296	48.86%	34,678	47.99%	35,315	47.84%	37,994	48.56%
Female	35,896	51.14%	37,581	52.01%	38,497	52.16%	40,252	51.44%
Age								
Under 18	15,195	21.65%	15,658	21.67%	15,304	20.73%	15,772	20.16%
18-64	46,021	65.57%	47,101	65.18%	48,533	65.75%	50,876	65.02%
65+	8,975	12.79%	9,500	13.15%	9,975	13.51%	11,596	14.82%
Family Type								
Families with children *out of total number of families; not out of total people	8,326	46.64%	8,378	46.91%	8,484	46.38%	8778	42.22%

	City of Berkeley (Berkeley, CA CDBG, HOME, ESG) Jurisdiction							
	1990 Trend		2000 Trend		2010 Trend		2017	
Race/Ethnicity	#	%	#	%	#	%	#	%
White, Non-Hispanic	59,823	58.28%	56,689	55.17%	61,539	54.66%	65,656	54.63%
Black, Non-Hispanic	18,630	18.15%	15,123	14.72%	12,524	11.12%	10,019	8.34%
Hispanic	8,567	8.35%	9,999	9.73%	12,209	10.84%	13,180	10.97%
Asian or Pacific Islander, Non-Hispanic	14,735	14.35%	18,822	18.32%	25,018	22.22%	24,095	20.05%
Native American, Non-Hispanic	474	0.46%	770	0.75%	676	0.60%	295	0.25%
National Origin								
Foreign-born	17,275	16.83%	20,923	20.36%	23,538	20.91%	24,299	20.22%
LEP								
Limited English Proficiency *of population 5 years and older	7,076	6.89%	7,552	7.35%	8,947	7.95%	7,563	6.29%
Sex								
Male	50,959	49.65%	50,322	48.98%	55,031	48.88%	58,242	48.46%
Female	51,682	50.35%	52,421	51.02%	57,549	51.12%	61,937	51.54%
Age								
Under 18	14,564	14.19%	15,328	14.92%	13,872	12.32%	15,205	12.65%
18-64	76,877	74.90%	76,881	74.83%	85,532	75.97%	88,705	73.81%
65+	11,199	10.91%	10,534	10.25%	13,176	11.70%	16,269	13.54%
Family Type								
Families with children *out of total number of families; not out of total people	8,347	43.69%	7,382	43.13%	7,785	41.43%	8,478	40.78%

	City of Fremont (Fremont, CA CDBG) Jurisdiction							
	1990 Trend		2000 Trend		2010 Trend		2017	
Race/Ethnicity	#	%	#	%	#	%	#	%
White, Non-Hispanic	109,887	63.57%	84,136	41.36%	56,766	26.52%	49,186	21.30%
Black, Non-Hispanic	6,230	3.60%	7,198	3.54%	8,086	3.78%	6,729	2.91%
Hispanic	23,023	13.32%	27,398	13.47%	31,698	14.81%	31,101	13.47%
Asian or Pacific Islander, Non-Hispanic	32,328	18.70%	80,555	39.60%	115,884	54.13%	134,233	58.12%
Native American, Non-Hispanic	940	0.54%	1,573	0.77%	1,176	0.55%	735	0.32%
National Origin								
Foreign-born	34,565	20.00%	75,493	37.11%	90,196	42.13%	109,638	47.47%
LEP								
Limited English Proficiency *of population 5 years and older	16,262	9.41%	37,260	18.32%	40,562	18.95%	39,477	17.09%
Sex								
Male	86,222	49.89%	101,606	49.95%	106,441	49.72%	113,862	49.30%
Female	86,617	50.11%	101,805	50.05%	107,648	50.28%	117,102	50.70%
Age								
Under 18	44,750	25.89%	53,439	26.27%	53,216	24.86%	54,210	23.47%
18-64	116,808	67.58%	132,885	65.33%	139,064	64.96%	149,545	64.75%
65+	11,280	6.53%	17,086	8.40%	21,809	10.19%	27,209	11.78%
Family Type								
Families with children *out of total number of families; not out of total people	23,178	50.94%	21,720	52.06%	28,873	51.96%	31,109	52.13%

	City of Hayward (Hayward, CA CDBG) Jurisdiction							
	1990 Trend		2000 Trend		2010 Trend		2017	
Race/Ethnicity	#	%	#	%	#	%	#	%
White, Non-Hispanic	57,741	50.69%	41,928	29.83%	27,513	19.06%	26,894	17.14%
Black, Non-Hispanic	10,473	9.19%	15,743	11.20%	17,569	12.17%	15,278	9.74%
Hispanic	28,073	24.65%	47,627	33.89%	58,821	40.76%	63,435	40.43%
Asian or Pacific Islander, Non-Hispanic	16,470	14.46%	32,363	23.03%	38,992	27.02%	43,984	28.03%
Native American, Non-Hispanic	726	0.64%	1,167	0.83%	1,024	0.71%	476	0.30%
National Origin								
Foreign-born	24,533	21.53%	48,601	34.57%	52,166	36.15%	60,598	38.62%
LEP								
Limited English Proficiency *of population 5 years and older	15,565	13.66%	31,650	22.51%	34,927	24.20%	38,399	24.47%
Sex								
Male	56,144	49.28%	70,097	49.86%	71,253	49.37%	77,247	49.23%
Female	57,789	50.72%	70,485	50.14%	73,069	50.63%	79,670	50.77%
Age								
Under 18	28,700	25.19%	38,822	27.62%	35,684	24.73%	34,296	21.86%
18-64	73,474	64.49%	87,503	62.24%	93,967	65.11%	104,944	66.88%
65+	11,759	10.32%	14,257	10.14%	14,671	10.17%	17,677	11.27%
Family Type								
Families with children *out of total number of families; not out of total people)	14,040	49.17%	14,475	51.63%	15,719	48.14%	15,480	44.06%

	City of Livermore (Livermore, CA CDBG) Jurisdiction							
	1990 Trend		2000 Trend		2010 Trend		2017	
Race/Ethnicity	#	%	#	%	#	%	#	%
White, Non-Hispanic	48,230	83.77%	55,001	74.70%	52,479	64.84%	56,218	63.72%
Black, Non-Hispanic	820	1.42%	1,391	1.89%	2,012	2.49%	1,039	1.18%
Hispanic	5,673	9.85%	10,512	14.28%	16,890	20.87%	17,783	20.15%
Asian or Pacific Islander, Non-Hispanic	2,405	4.18%	5,313	7.22%	8,584	10.61%	9,533	10.80%
Native American, Non-Hispanic	350	0.61%	812	1.10%	710	0.88%	108	0.12%
National Origin								
Foreign-born	3,765	6.54%	8,882	12.06%	12,351	15.26%	14,528	16.47%
LEP								
Limited English Proficiency *of population 5 years and older	1,928	3.35%	4,670	6.34%	6,313	7.80%	7,071	8.01%
Sex								
Male	28,689	49.82%	36,821	50.01%	40,224	49.70%	43,084	48.83%
Female	28,897	50.18%	36,802	49.99%	40,712	50.30%	45,148	51.17%
Age								
Under 18	15,472	26.87%	21,103	28.66%	20,540	25.38%	21,167	23.99%
18-64	37,964	65.93%	46,880	63.68%	51,832	64.04%	55,965	63.43%
65+	4,150	7.21%	5,640	7.66%	8,563	10.58%	11,100	12.58%
Family Type								
Families with children *out of total number of families; not out of total people	8,100	51.96%	7,576	51.92%	10,377	48.78%	10,572	44.93%

	City of Oakland (Oakland, CA CDBG, HOME, ESG) Jurisdiction							
	1990 Trend		2000 Trend		2010 Trend		2017	
Race/Ethnicity	#	%	#	%	#	%	#	%
White, Non-Hispanic	104,534	28.19%	93,945	23.52%	101,308	25.93%	113,985	27.31%
Black, Non-Hispanic	158,826	42.83%	146,395	36.65%	114,209	29.23%	98,681	23.64%
Hispanic	51,551	13.90%	87,436	21.89%	99,072	25.36%	112,690	27.00%
Asian or Pacific Islander, Non-Hispanic	52,823	14.24%	66,064	16.54%	72,317	18.51%	68,200	16.34%
Native American, Non-Hispanic	1,745	0.47%	2,627	0.66%	2,428	0.62%	1,627	0.39%
National Origin								
Foreign-born	73,359	19.79%	106,116	26.57%	109,967	28.15%	115,111	27.58%
LEP								
Limited English Proficiency *of population 5 years and older	53,987	14.56%	82,727	20.71%	80,697	20.65%	84,128	20.15%
Sex								
Male	176,523	47.62%	192,191	48.12%	189,520	48.50%	203,849	48.83%
Female	194,169	52.38%	207,215	51.88%	201,204	51.50%	213,593	51.17%
Age								
Under 18	92,324	24.91%	102,330	25.62%	83,120	21.27%	83,347	19.97%
18-64	233,209	62.91%	255,319	63.92%	264,045	67.58%	281,713	67.49%
65+	45,159	12.18%	41,757	10.45%	43,558	11.15%	52,382	12.55%
Family Type								
Families with children *out of total number of families; not out of total people	42,355	49.93%	36,535	49.87%	38,619	46.13%	39,509	44.78%

	City of Pleasanton (Pleasanton, CA CDBG) Jurisdiction							
	1990 Trend		2000 Trend		2010 Trend		2017	
Race/Ethnicity	#	%	#	%	#	%	#	%
White, Non-Hispanic	44,721	86.14%	48,792	76.04%	43,019	61.18%	42,267	53.27%
Black, Non-Hispanic	660	1.27%	994	1.55%	1,436	2.04%	1,580	1.99%
Hispanic	3,497	6.74%	5,054	7.88%	7,291	10.37%	6,864	8.65%
Asian or Pacific Islander, Non-Hispanic	2,766	5.33%	8,439	13.15%	17,910	25.47%	25,436	32.06%
Native American, Non-Hispanic	179	0.34%	408	0.64%	463	0.66%	187	0.24%
National Origin								
Foreign-born	3,848	7.41%	8,967	13.98%	15,353	21.83%	22,595	28.48%
LEP								
Limited English Proficiency *of population 5 years and older	1,070	2.06%	3,264	5.09%	6,456	9.18%	8,649	10.90%
Sex								
Male	25,616	49.34%	31,534	49.18%	34,488	49.05%	38,836	48.95%
Female	26,302	50.66%	32,591	50.82%	35,829	50.95%	40,505	51.05%
Age								
Under 18	13,153	25.33%	18,255	28.47%	18,927	26.92%	20,388	25.70%
18-64	35,668	68.70%	41,031	63.99%	43,584	61.96%	47,985	60.48%
65+	3,097	5.97%	4,840	7.55%	7,806	11.10%	10,968	13.82%
Family Type								
Families with children *out of total number of families; not out of total people	7,558	52.02%	7,893	53.73%	10,295	53.62%	11,138	50.65%

	City of San Leandro (San Leandro, CA CDBG) Jurisdiction							
	1990 Trend		2000 Trend		2010 Trend		2017	
Race/Ethnicity	#	%	#	%	#	%	#	%
White, Non-Hispanic	45,165	64.82%	33,501	42.17%	22,899	26.97%	21,057	23.42%
Black, Non-Hispanic	4,134	5.93%	8,323	10.48%	11,058	13.02%	9,998	11.12%
Hispanic	10,731	15.40%	16,048	20.20%	23,357	27.51%	24,849	27.64%
Asian or Pacific Islander, Non-Hispanic	9,069	13.02%	19,963	25.13%	26,793	31.55%	30,445	33.86%
Native American, Non-Hispanic	405	0.58%	739	0.93%	561	0.66%	454	0.50%
National Origin								
Foreign-born	11,888	17.05%	21,902	27.57%	27,905	32.86%	33,288	37.02%
LEP								
Limited English Proficiency *of population 5 years and older	6,471	9.28%	14,581	18.35%	19,372	22.81%	22,870	25.44%
Sex								
Male	33,503	48.06%	38,767	48.80%	40,784	48.03%	43,833	48.75%
Female	36,202	51.94%	40,676	51.20%	44,126	51.97%	46,077	51.25%
Age								
Under 18	13,461	19.31%	18,227	22.94%	19,018	22.40%	18,259	20.31%
18-64	43,209	61.99%	48,760	61.38%	54,349	64.01%	58,198	64.73%
65+	13,035	18.70%	12,456	15.68%	11,543	13.59%	13,453	14.96%
Family Type								
Families with children *out of total number of families; not out of total people	6,855	37.05%	6,151	44.32%	9,195	44.95%	9,659	44.58%

	City of Union City (Union City, CA CDBG) Jurisdiction							
	1990 Trend		2000 Trend		2010 Trend		2017	
Race/Ethnicity	#	%	#	%	#	%	#	%
White, Non-Hispanic	18,409	34.28%	13,660	20.45%	10,094	14.52%	11,498	15.46%
Black, Non-Hispanic	4,327	8.06%	4,779	7.15%	4,786	6.88%	3,673	4.94%
Hispanic	13,431	25.01%	15,997	23.94%	15,816	22.75%	15,542	20.90%
Asian or Pacific Islander, Non-Hispanic	17,124	31.89%	31,218	46.73%	38,349	55.17%	40,540	54.52%
Native American, Non-Hispanic	204	0.38%	363	0.54%	305	0.44%	239	0.32%
National Origin								
Foreign-born	17,306	32.21%	29,380	44.00%	31,533	45.36%	33,739	45.38%
LEP								
Limited English Proficiency *of population 5 years and older	9,639	17.94%	15,934	23.86%	15,192	21.85%	14,846	19.97%
Sex								
Male	26,585	49.48%	33,568	50.28%	34,313	49.36%	37,552	50.50%
Female	27,144	50.52%	33,199	49.72%	35,203	50.64%	36,802	49.50%
Age								
Under 18	15,951	29.69%	19,003	28.46%	16,820	24.20%	14,503	19.51%
18-64	34,043	63.36%	42,132	63.10%	44,942	64.65%	48,613	65.38%
65+	3,734	6.95%	5,632	8.44%	7,754	11.15%	11,238	15.11%
Family Type								
Families with children *out of total number of families; not out of total people	7,482	56.59%	7,590	53.95%	7,816	46.89%	7,045	40.63%

	Region							
	1990 Trend		2000 Trend		2010 Trend		2017	
Race/Ethnicity	#	%	#	%	#	%	#	%
White, Non-Hispanic	2,157,395	58.65%	2,025,815	49.12%	1,840,372	42.45%	1,873,832	40.4%
Black, Non-Hispanic	411,437	11.19%	418,830	10.16%	392,843	9.06%	335,084	7.2%
Hispanic	505,217	13.74%	733,049	17.78%	938,794	21.65%	1,014,429	21.9%
Asian or Pacific Islander, Non-Hispanic	578,189	15.72%	876,048	21.24%	1,119,174	25.81%	1,192,895	25.7%
Native American, Non-Hispanic	16,266	0.44%	30,058	0.73%	27,459	0.63%	10,487	0.2%
National Origin								
Foreign-born	778,388	21.17%	1,127,959	27.35%	1,264,467	29.17%	1,413,878	30.46%
LEP								
Limited English Proficiency *of population 5 years and older	449,197	12.21%	667,712	16.19%	719,857	16.60%	752,959	17.19%
Sex								
Male	1,808,731	49.18%	2,037,408	49.41%	2,137,801	49.31%	2,292,525	49.39%
Female	1,868,981	50.82%	2,086,329	50.59%	2,197,590	50.69%	2,349,295	50.61%
Age								
Under 18	806,480	21.93%	953,037	23.11%	920,636	21.24%	937,714	20.20%
18-64	2,434,697	66.20%	2,687,478	65.17%	2,868,275	66.16%	3,035,229	65.39%
65+	436,536	11.87%	483,222	11.72%	546,480	12.61%	668,877	14.41%
Family Type								
Families with children *out of total number of families; not out of total people	410,719	45.97%	357,466	47.23%	459,242	45.61%	471,680	43.89%

Sources: AFFH Tool, 2013-2017 ACS 5-Year Estimates

Patterns in Tenure

Homeownership has decreased while renting has increased in the past two decades, and homeowners are more likely to be white.

The table below presents data for change in tenure between 2000 and 2017. As a whole, the percentage of homeowners and renters has remained relatively the same; only a decrease of 2 percent in homeownership and an increase of 2 percent in renting has occurred. An increase of 0.05 people per household has also occurred. The cities of San Leandro and Union City have seen the biggest homeownership decreases with both at 6 percent and the largest renting increases also at 6 percent.

Table V-3 - Tenure and Average Household Size, 2000 and 2017

	2000			2017			Change 2000-2017		
	Renters	Owners	Average Household Size	Renters	Owners	Average Household Size	Renters	Owners	Average Household Size
Consortium	38%	62%	3.37	40%	60%	3.00	2%	-2%	-0.37
Urban County	36%	64%	2.83	39%	61%	2.94	3%	-3%	0.11
Albany	49%	51%	2.35	52%	48%	2.66	3%	-3%	0.31
Emeryville	63%	37%	1.73	64%	36%	1.76	1%	-1%	0.03
Dublin	35%	65%	3.21	34%	66%	2.87	-1%	1%	-0.34
Newark	29%	71%	3.27	31%	69%	3.39	1%	-1%	0.12
Piedmont	9%	91%	2.88	12%	88%	2.88	3%	-3%	0.00
Unincorporated Alameda County	37%	63%	2.80	40%	60%	2.99	4%	-4%	0.19
Entitlement Cities	38%	62%	2.89	40%	60%	3.02	2%	-2%	0.13
Alameda	52%	48%	2.39	53%	47%	2.52	1%	-1%	0.13
Fremont	35%	65%	2.98	38%	62%	3.12	2%	-2%	0.14
Hayward	47%	53%	3.13	48%	52%	3.27	2%	-2%	0.14
Livermore	28%	72%	2.81	29%	71%	2.8	1%	-1%	-0.01
Pleasanton	27%	73%	2.73	30%	70%	2.83	4%	-4%	0.10
San Leandro	39%	61%	2.59	45%	55%	2.77	6%	-6%	0.18
Union City	29%	71%	3.59	34%	66%	3.49	6%	-6%	-0.10
Berkeley	57%	43%	2.29	57%	43%	2.36	0%	0%	0.07
Oakland	59%	41%	2.65	60%	40%	2.58	2%	-2%	-0.07
Alameda County	45%	55%	2.76	47%	53%	2.81	2%	-2%	0.05

Sources: Decennial Census 2000, 2013-2017 ACS 5-Year Estimates

The tables below display homeownership and rental rates by race and ethnicity. In most jurisdictions, white, non-Hispanic residents have the highest ownership rates, and Asian or Pacific Islander residents have the second highest rate. Hispanic, black, and Native American residents have the lowest rates of homeownership. These same patterns are also visible across the region.

It is important to note that the Urban County and City of Alameda have more than 50 percent of all ownership units owned by white residents while their white populations are 35 and 42 percent of the population, respectively. Berkeley residents are 54 percent white and 46 percent minority, but 73 percent of all homeowners are white, a disproportionate share of homeownership.

Table V-4 - Homeownership and Rental Rates by Race/Ethnicity, Jurisdictions and Region

	Urban County (Alameda County, CA CDBG, ESG) Jurisdiction				City of Alameda (Alameda, CA CDBG) Jurisdiction				City of Berkeley (Berkeley, CA CDBG, HOME, ESG) Jurisdiction				Consortium			
	Homeowners		Renters		Homeowners		Renters		Homeowners		Renters		Homeowners		Renters	
Race/Ethnicity	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
White, Non-Hispanic	31,505	55.58%	14,940	40.61%	8,605	60.07%	7,085	45.80%	14,125	73.84%	14,470	55.03%	102,329	49.13%	48,620	35.60%
Black, Non-Hispanic	2,279	4.02%	5,120	13.92%	165	1.15%	1,830	11.83%	1,470	7.68%	3,095	11.77%	7,629	3.66%	17,795	13.03%
Hispanic	7,890	13.92%	8,810	23.95%	930	6.49%	2,070	13.38%	1,105	5.78%	2,160	8.21%	27,230	13.07%	30,715	22.49%
Asian or Pacific Islander, Non-Hispanic	13,874	24.48%	6,405	17.41%	4,250	29.67%	3,835	24.79%	2,080	10.87%	5,455	20.75%	66,244	31.80%	33,445	24.49%
Native American, Non-Hispanic	148	0.26%	134	0.36%	45	0.31%	55	0.36%	10	0.05%	105	0.40%	602	0.29%	699	0.51%
Other, Non-Hispanic	963	1.70%	1,365	3.71%	335	2.34%	595	3.85%	340	1.78%	1,010	3.84%	4,253	2.04%	5,279	3.87%
Total Household Units	56,680	-	36,785	-	14,325	-	15,470	-	19,130	-	26,295	-	208,294	-	136,575	-

	City of Fremont (Fremont, CA CDBG) Jurisdiction				City of Hayward (Hayward, CA CDBG) Jurisdiction				City of Livermore (Livermore, CA CDBG) Jurisdiction				City of Oakland(Oakland, CA CDBG, HOME, ESG) Jurisdiction			
	Homeowners		Renters		Homeowners		Renters		Homeowners		Renters		Homeowners		Renters	
Race/Ethnicity	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
White, Non-Hispanic	16,340	36.40%	7,275	27.80%	7,729	32.36%	4,540	21.32%	16,160	78.09%	5,315	61.91%	27,000	43.17%	24,390	26.44%
Black, Non-Hispanic	955	2.13%	1,690	6.46%	1,960	8.21%	4,480	21.04%	175	0.85%	410	4.78%	15,425	24.66%	31,570	34.22%
Hispanic	4,075	9.08%	3,625	13.85%	6,330	26.50%	7,760	36.44%	2,080	10.05%	2,045	23.82%	8,225	13.15%	17,480	18.95%
Asian or Pacific Islander, Non-Hispanic	22,415	49.93%	12,015	45.92%	7,110	29.77%	3,505	16.46%	1,925	9.30%	635	7.40%	9,965	15.93%	14,700	15.93%
Native American, Non-Hispanic	160	0.36%	250	0.96%	85	0.36%	140	0.66%	20	0.10%	0	0.00%	160	0.26%	500	0.54%
Other, Non-Hispanic	950	2.12%	1,305	4.99%	670	2.81%	870	4.09%	340	1.64%	180	2.10%	1,765	2.82%	3,610	3.91%
Total Household Units	44,890	-	26,165	-	23,884	-	21,295	-	20,695	-	8,585	-	62,540	-	92,250	-

	City of Pleasanton (Pleasanton, CA CDBG) Jurisdiction				City of San Leandro (San Leandro, CA CDBG) Jurisdiction				City of Union City (Union City, CA CDBG) Jurisdiction				Region			
	Homeowners		Renters		Homeowners		Renters		Homeowners		Renters		Homeowners		Renters	
Race/Ethnicity	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
White, Non-Hispanic	11,760	68.71%	4,270	54.88%	7,415	43.29%	3,770	27.66%	2,815	20.74%	1,425	20.76%	513,295	58.19%	328,315	44.07%
Black, Non-Hispanic	170	0.99%	395	5.08%	1,265	7.38%	3,180	23.33%	660	4.86%	690	10.05%	47,205	5.35%	93,885	12.60%
Hispanic	1,035	6.05%	1,315	16.90%	2,670	15.59%	3,490	25.61%	2,220	16.35%	1,600	23.31%	101,040	11.45%	147,765	19.83%
Asian or Pacific Islander, Non-Hispanic	3,810	22.26%	1,665	21.40%	5,505	32.14%	2,615	19.19%	7,355	54.18%	2,770	40.35%	200,525	22.73%	146,485	19.66%
Native American, Non-Hispanic	4	0.02%	10	0.13%	50	0.29%	60	0.44%	90	0.66%	50	0.73%	1,904	0.22%	2,945	0.40%
Other, Non-Hispanic	335	1.96%	120	1.54%	225	1.31%	515	3.78%	435	3.20%	329	4.79%	18,140	2.06%	25,620	3.44%
Total Household Units	17,115	-	7,780	-	17,130	-	13,630	-	13,575	-	6,865	-	882,115	-	745,010	-

Source: AFFH Tool

General Issues

Segregation/Integration

This section will analyze patterns of segregation by racial/ethnic groups, national origin, and limited English proficiency groups, and how they have changed overtime. It will also identify areas with high levels of segregation and displacement.

Segregation Levels and Patterns

Jurisdictions across the County have considerably less segregation compared to national and regional levels of segregation; however, in minor amounts, segregation is increasing across the participating jurisdictions.

The Dissimilarity Index, or DI, is a HUD AFFH Tool that measures segregation across a defined geographic boundary. An increase in DI means an increase in segregation. The DI ranges from 0 to 100, where 0 is perfect integration and 100 is complete segregation. To find this data index online, go to: https://egis.hud.gov/affht/.

DI values are grouped in the following categories:

- 0 and 39 = low segregation
- 40 and 54 = moderate segregation
- 55 and 100 = high level of segregation

Table V-5 below shows the DI for participating jurisdictions from 1990 to 2013. Highlighted cells represent high levels of segregation. The bulleted list below includes a summary of Table V-5 findings.

- Jurisdictions in Alameda County have considerably less segregation compared to the region as a whole with scores between 45 and 63.
- In general, participating jurisdictions, except Oakland, have low to moderate levels of segregation.
- The jurisdiction with the highest level of segregation is Oakland with indices between 51 and 67.
- In most jurisdictions, the highest amount of segregation is between black and white residents.
- Segregation between white and non-white residents has increased for every jurisdiction since 1990 except for Oakland, Berkeley, and Union City.
- Segregation between black and white residents has increased for every jurisdiction except for Alameda, Oakland, and Berkeley.
- Segregation between white and Hispanic residents has increased for every jurisdiction except Berkeley.
- Segregation between white and Asian or Pacific Islander residents has increased for every jurisdiction except Fremont and Union City.

Table V-5 - Racial/Ethnic Dissimilarity Trends, Jurisdictions and Region

	Urban County (Alameda County, CA CDBG, ESG) Jurisdiction				City of Alameda (Alameda, CA CDBG) Jurisdiction				City of Berkeley (Berkeley, CA CDBG, HOME, ESG) Jurisdiction				Consortium			
Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	2017	1990 Trend	2000 Trend	2010 Trend	2017	1990 Trend	2000 Trend	2010 Trend	2017	1990 Trend	2000 Trend	2010 Trend	2017
Non-White/White	25.7	29.6	29.5	31.6	19.7	18.0	15.6	20.3	37.1	34.2	29.2	32.0	28.7	33.1	35.1	36.9
Black/White	45.5	48.0	43.5	49.3	36.4	34.6	26.9	33.8	59.5	56.5	49.8	53.6	42.9	45.7	45.3	49.2
Hispanic/White	28.4	37.1	41.3	43.0	16.8	17.6	14.0	19.3	34.8	38.2	31.0	32.0	29.6	38.2	41.5	42.8
Asian or Pacific Islander/White	24.9	26.2	25.8	29.6	22.4	20.8	18.3	24.1	22.1	26.1	30.1	34.1	33.6	36.5	37.6	40.8

	City of Fremont (Fremont, CA CDBG) Jurisdiction				City of Hayward (Hayward, CA CDBG) Jurisdiction				City of Livermore (Livermore, CA CDBG) Jurisdiction				City of Oakland (Oakland, CA CDBG, HOME, ESG) Jurisdiction			
Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	2017	1990 Trend	2000 Trend	2010 Trend	2017	1990 Trend	2000 Trend	2010 Trend	2017	1990 Trend	2000 Trend	2010 Trend	2017
Non-White/White	15.9	18.0	18.0	21.0	18.8	21.4	21.6	26.6	9.9	11.8	15.5	23.3	55.9	56.7	51.5	54.9
Black/White	25.2	23.0	22.0	27.5	21.5	17.2	20.7	26.5	11.8	12.6	17.0	31.8	58.8	57.2	51.9	55.3
Hispanic/White	14.5	17.5	20.4	23.7	23.9	30.6	29.3	33.8	11.1	16.2	20.7	27.1	64.7	69.9	66.9	67.9
Asian or Pacific Islander/White	29.2	27.3	25.7	28.8	23.2	23.3	21.3	26.9	8.2	11.6	13.2	18.9	48.9	51.0	45.6	51.4

	City of Pleasanton (Pleasanton, CA CDBG) Jurisdiction				City of San Leandro (San Leandro, CA CDBG) Jurisdiction				City of Union City (Union City, CA CDBG) Jurisdiction				Region			
Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	2017	1990 Trend	2000 Trend	2010 Trend	2017	1990 Trend	2000 Trend	2010 Trend	2017	1990 Trend	2000 Trend	2010 Trend	2017
Non-White/White	8.2	13.7	17.0	24.1	13.0	15.2	16.1	20.3	22.3	19.8	18.9	22.1	44.7	44.7	43.1	45.9
Black/White	17.5	14.7	18.5	28.6	24.3	22.2	23.0	29.7	19.1	16.2	14.3	19.5	66.7	63.7	59.3	63.5
Hispanic/White	7.9	17.2	18.7	23.3	13.9	18.4	19.9	22.5	32.3	32.5	31.0	36.2	43.6	49.7	49.6	51.2
Asian or Pacific Islander/White	13.7	19.7	20.1	29.4	15.9	22.1	23.0	27.1	30.6	24.2	25.2	27.5	45.6	44.9	44.3	48.2

Source: AFFH Tool

Race/Ethnicity Trends

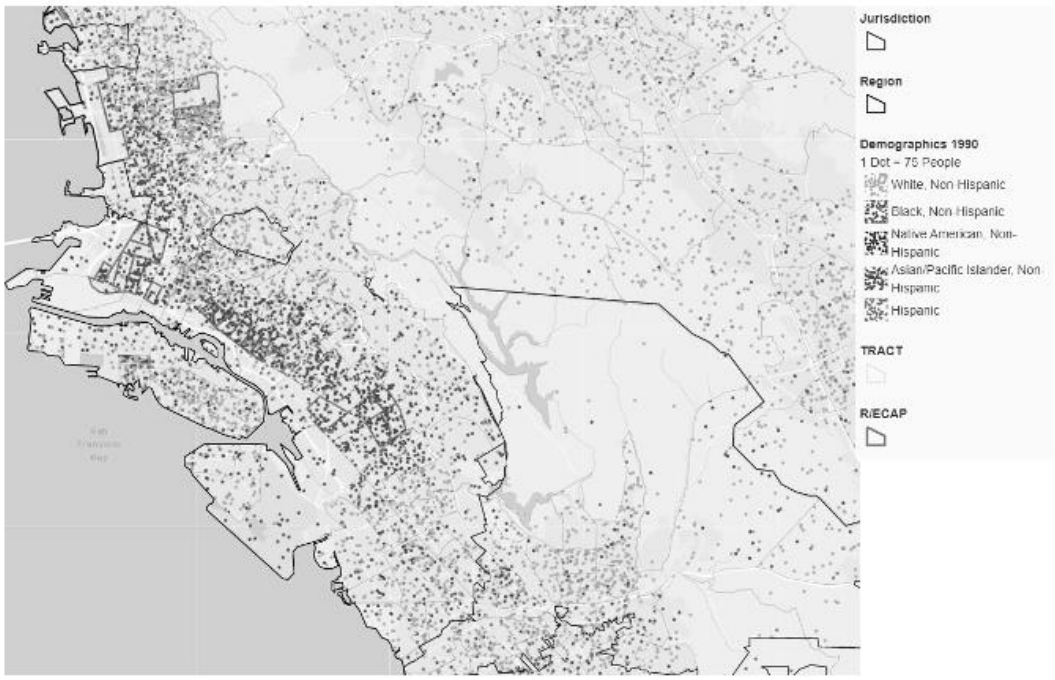
The number of Asian or Pacific Islander and Hispanic residents is growing while the number of white and black residents is declining.

The following maps compare racial and ethnic settlement patterns between 1990 and 2010 for, in order of appearance, Asian or Pacific Islander, black, Hispanic, and white residents. The dot size on all maps is the same at 1 dot equaling 75 people.

The maps show a growth of Hispanic and Asian residents throughout the western portion of the County. A majority of the growth for Asian residents is in the southwestern portion of the County while the majority of growth for Hispanic residents is in the northwestern portion of the County.

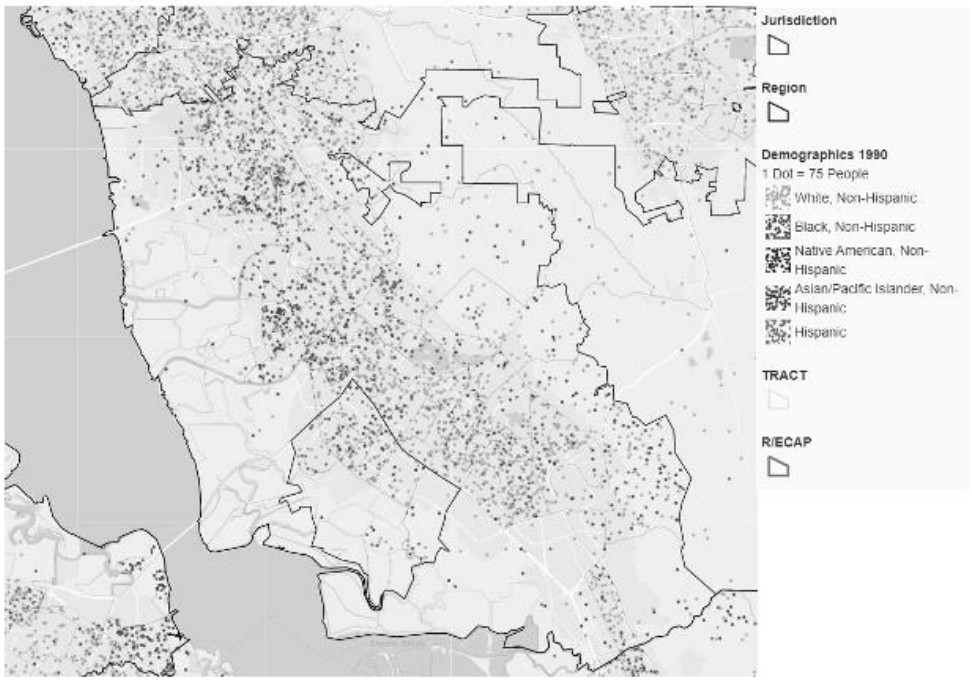
Black residents are primarily located in Oakland and Berkeley, but the density of black residents has decreased since 1990. White residents are primarily located throughout Berkeley, Livermore, and Pleasanton, but the density of white residents has also decreased since 1990.

Figure V-1 - Race/Ethnicity Trends, 1990, North



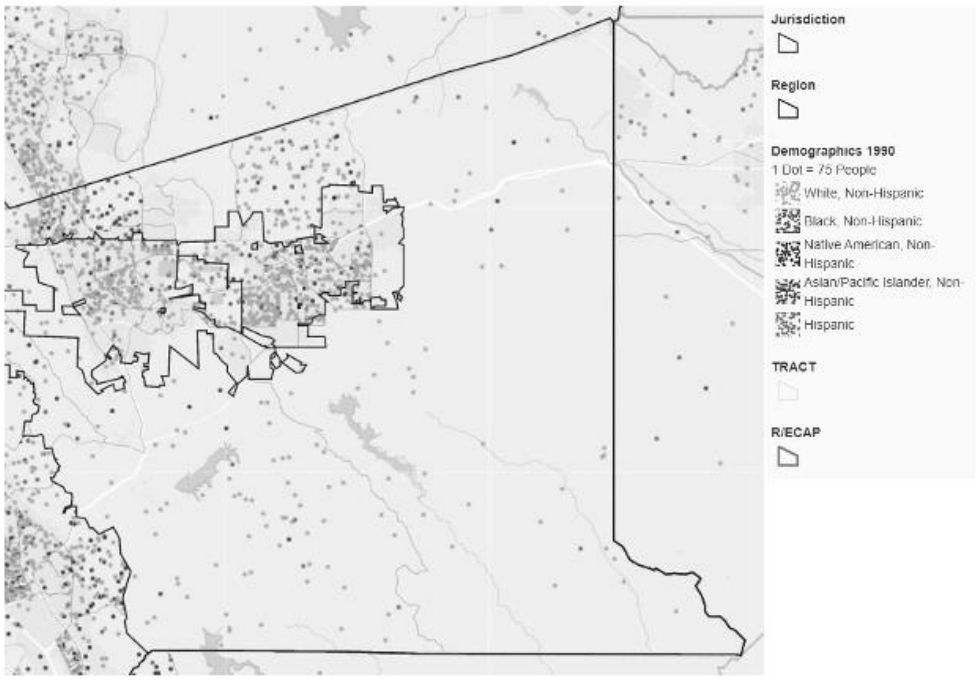
Sources: AFFH Tool

Figure V-2 - Race/Ethnicity Trends, 1990, South



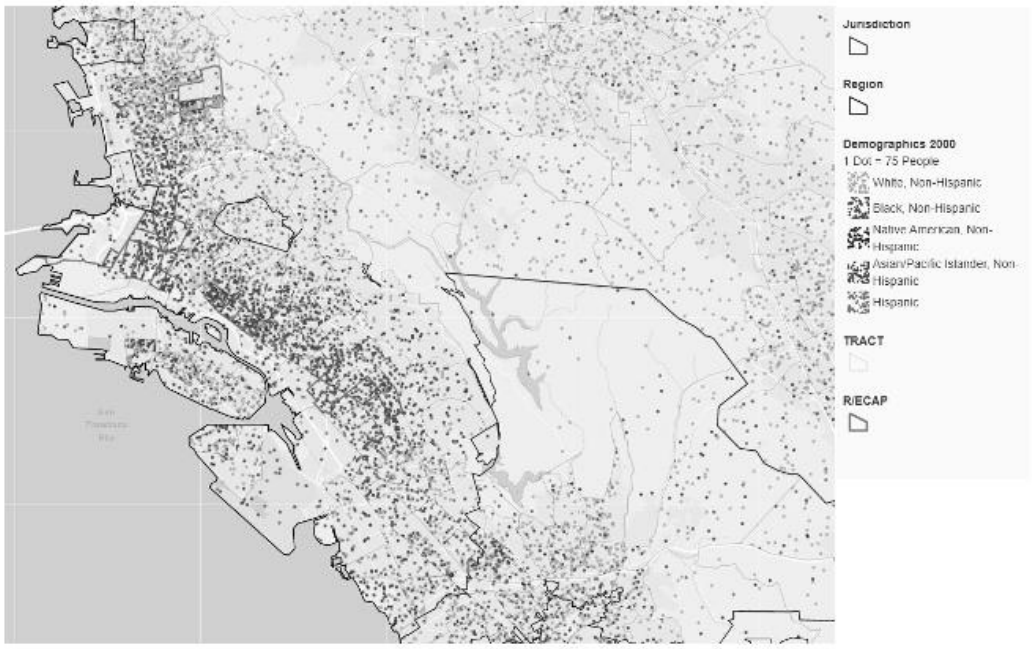
Sources: AFFH Tool

Figure V-3 - Race/Ethnicity Trends, 1990, East



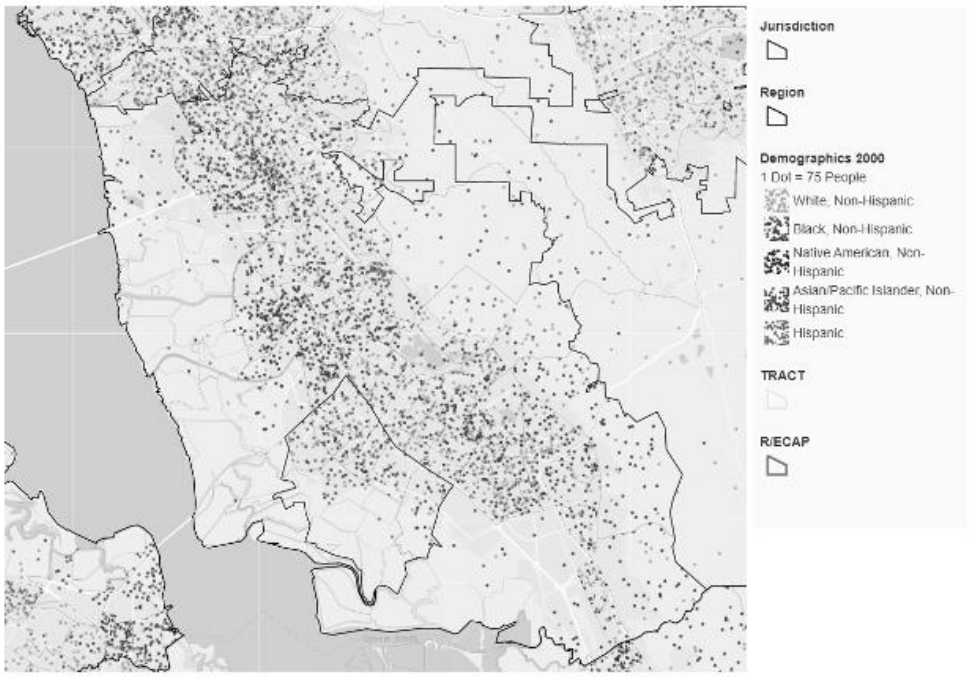
Sources: AFFH Tool

Figure V-4 - Race/Ethnicity Trends, 2000, North



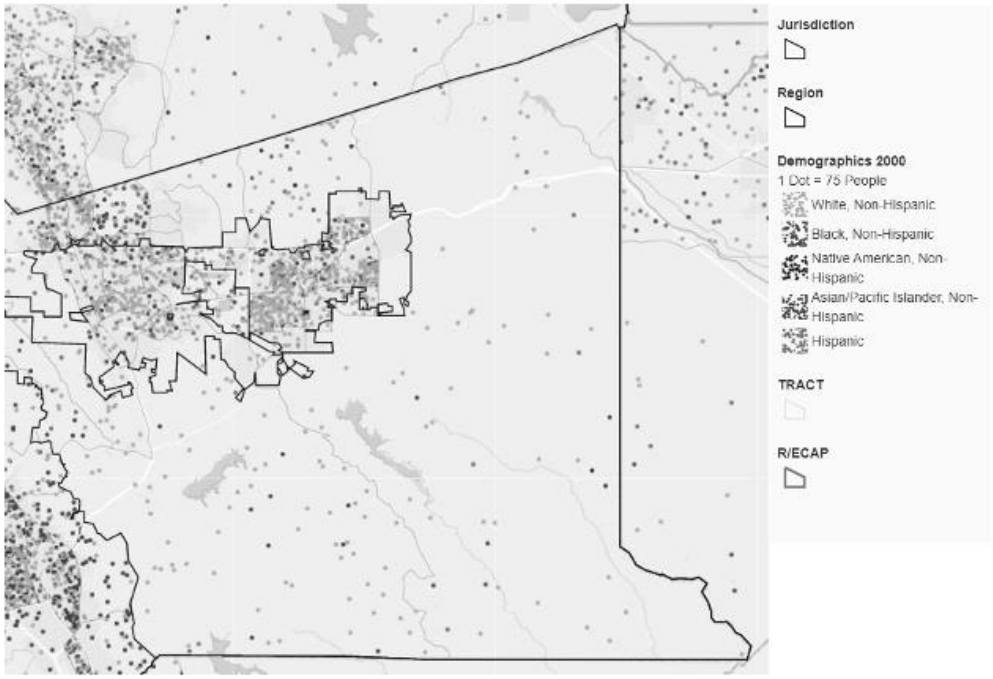
Sources: AFFH Tool

Figure V-5 - Race/Ethnicity Trends, 2000, South



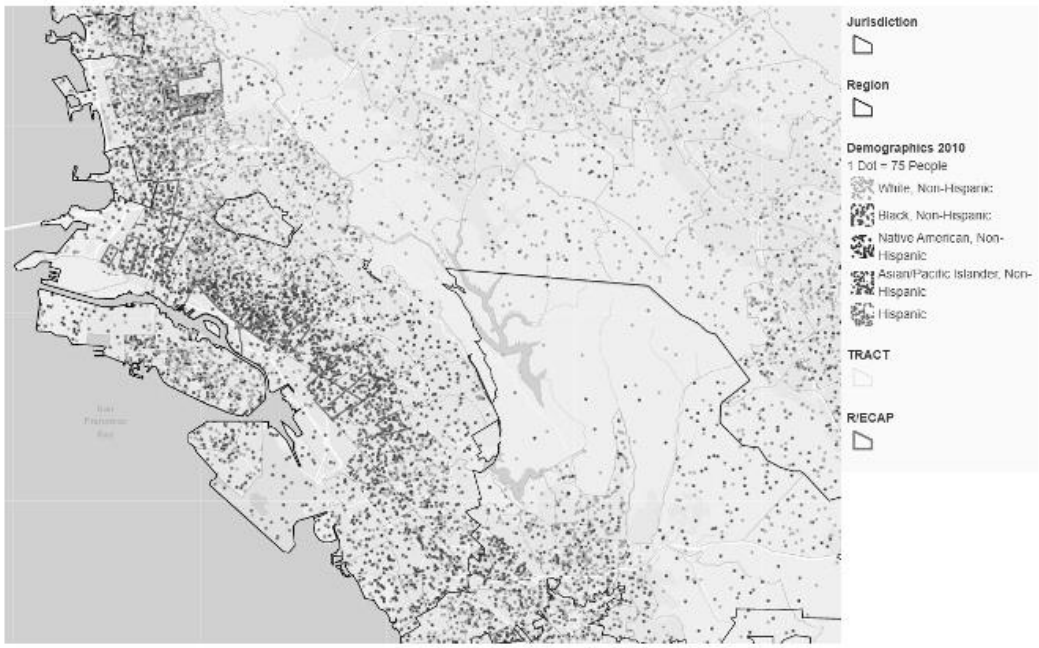
Sources: AFFH Tool

Figure V-6 - Race/Ethnicity Trends, 2000, East



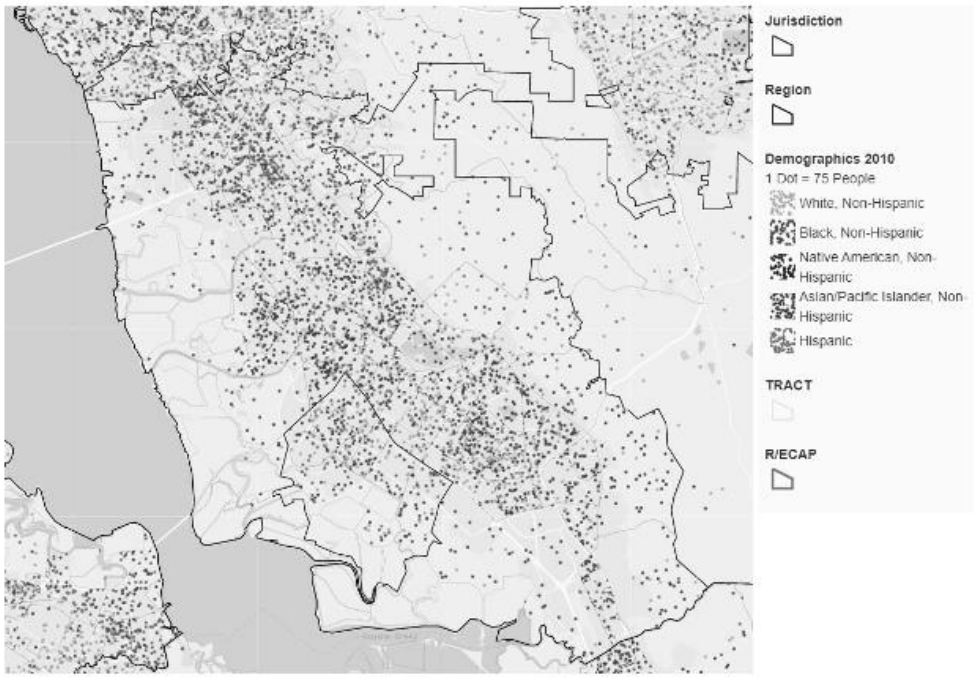
Sources: AFFH Tool

Figure V-7 - Race/Ethnicity Trends, 2010, North



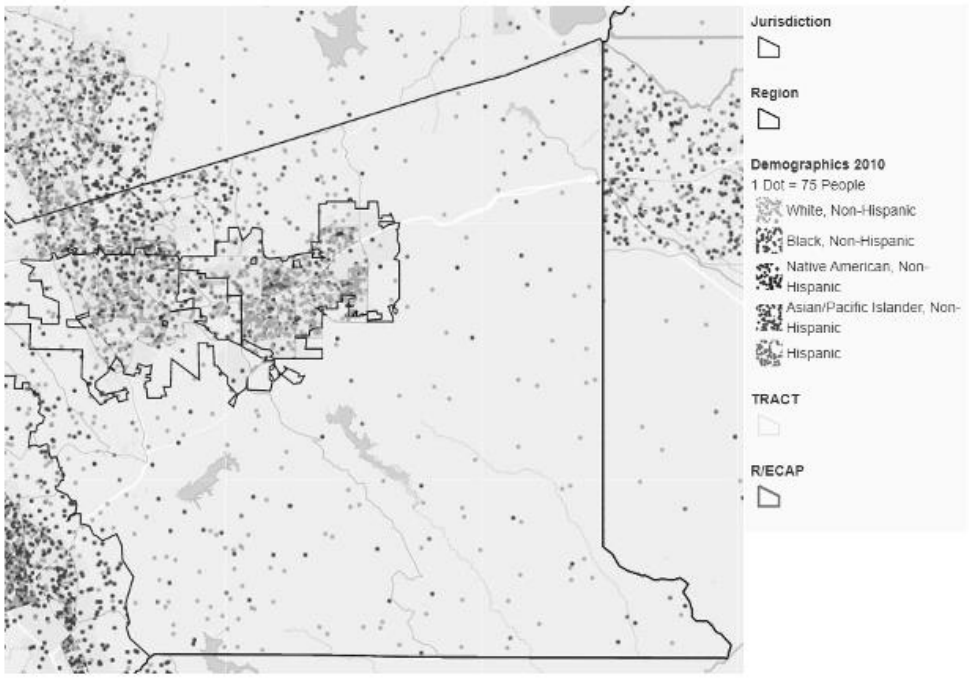
Sources: AFFH Tool

Figure V-8 - Race/Ethnicity Trends, 2010, South



Sources: AFFH Tool

Figure V-9 - Race/Ethnicity Trends, 2010, East



Sources: AFFH Tool

National Origin and Limited English Proficiency

The maps below show concentrations of residents by national origin and limited English proficiency across the region. The maps reveal clusters of foreign-born residents from Mexico in Oakland, San Leandro, and the unincorporated County. The maps also reveal a cluster of limited English proficiency Spanish speakers in the same areas. Foreign-born residents from the Philippines are also clustered in Fremont, Oakland, and San Leandro. As seen in Table V-1 above, the entire County has experienced an approximately 126 percent growth of foreign-born residents in the last 27 years. Similarly, limited English proficiency speakers have grown by approximately 108 percent in the same time period. The region's foreign-born and limited English proficiency grew at a smaller rate, 81 and 67 percent, respectively.

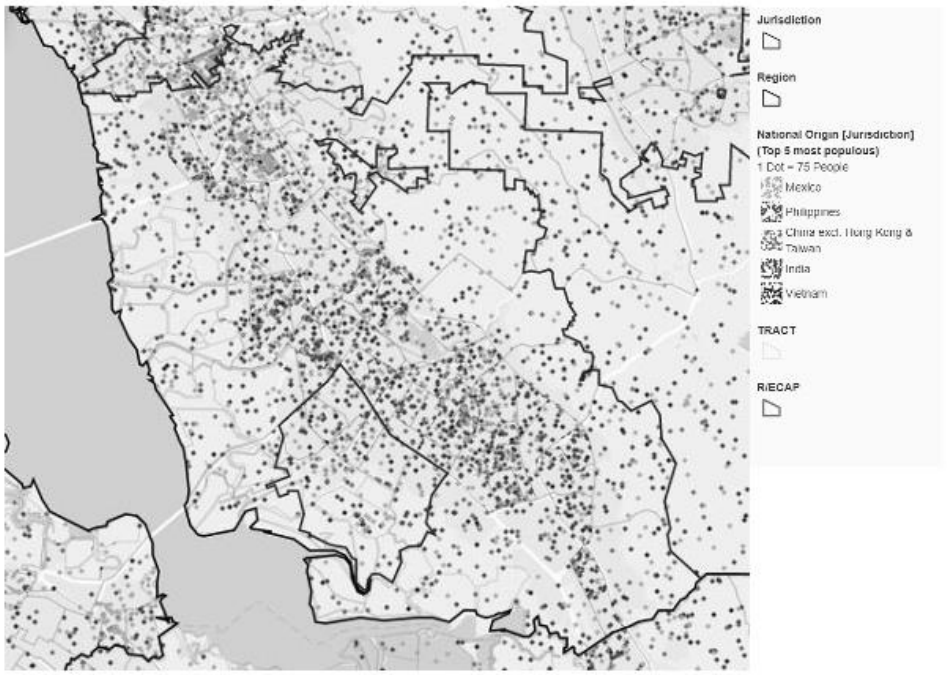
The areas of high concentrations of foreign-born and limited English proficiency residents are in areas of relatively low segregation. However, Oakland is the exception, as it has the highest level of segregation between white and Hispanic residents.

Figure V-10 - National Origin, 2010, North



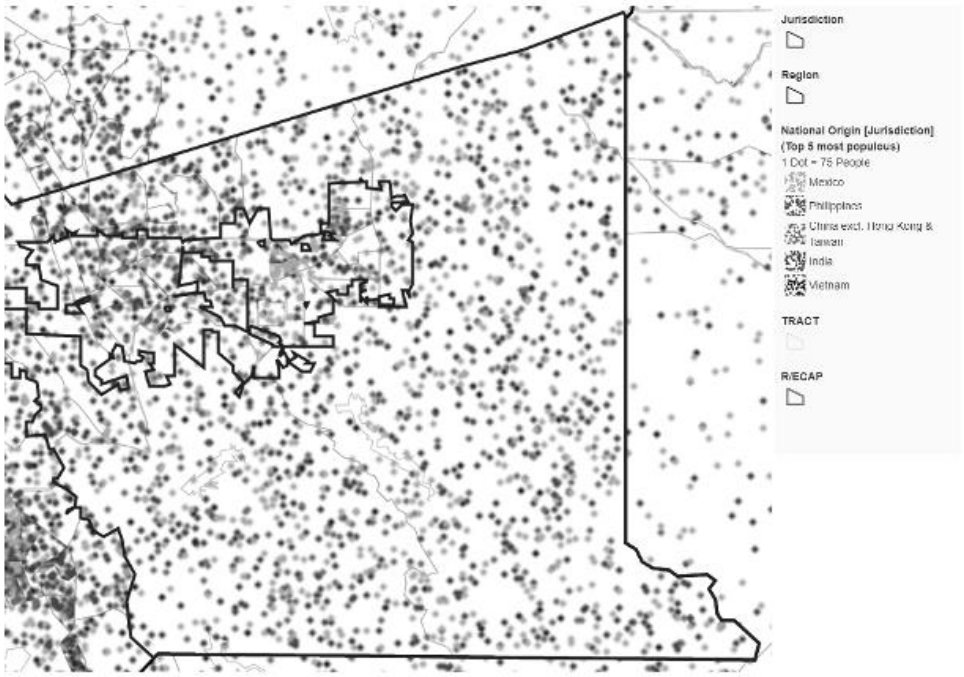
Source: AFFH Tool

Figure V-11 - National Origin, 2010, South



Source: AFFH Tool

Figure V-12 - National Origin, 2010, East



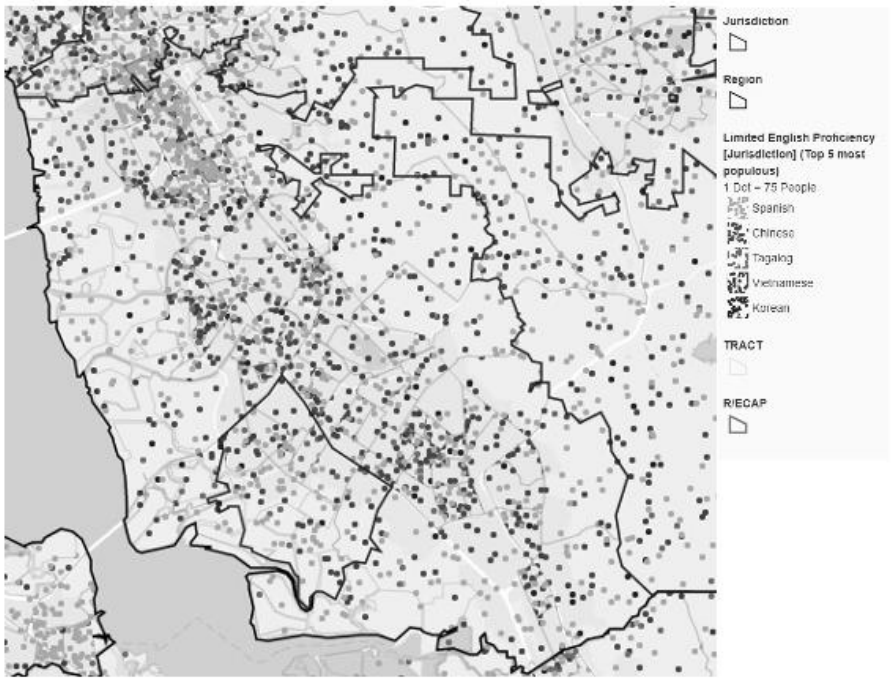
Source: AFFH Tool

Figure V-13 - Limited English Proficiency, 2010, North



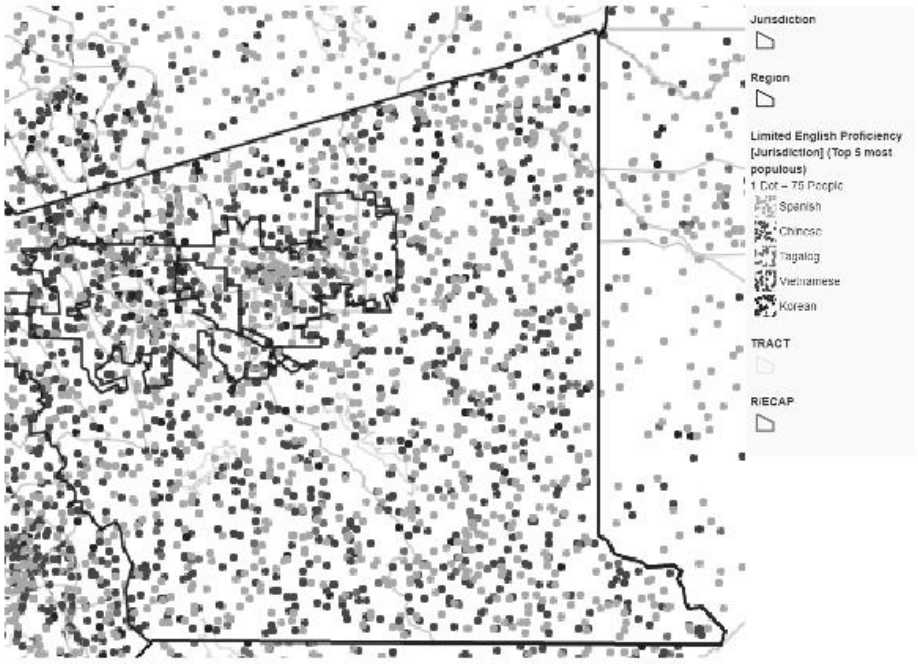
Source: AFFH Tool

Figure V-14 - Limited English Proficiency, 2010, South



Source: AFFH Tool

Figure V-15 - Limited English Proficiency, 2010, East



Source: AFFH Tool

History of Segregation in the Region

This section presents a brief summary of the history of racial and ethnic segregation in the Bay Area. The history presented here is important to understand as it demonstrates that fair housing issues are not novel but have existed since the Civil Rights Act of 1866 and persisted despite the passage of the Fair Housing Act of 1968. It also acknowledges that federal, state, and local laws, policies, and practices have discouraged protected classes' housing choices and perpetuated segregation.

In 1942, during World War II and after the attack on Pearl Harbor, President Franklin D. Roosevelt signed Executive Order 9066, which allowed military commanders to exclude people of "enemy ancestry" in designated "exclusion zones." All Japanese immigrants and Japanese Americans living on the West Coast, approximately 110,000 people, were forced into internment camps. Approximately 10,000 internees were held in the Manzanar, California, camp from 1942 to 1945. During this time, Japanese property was stolen or sold, leaving many with nowhere to live upon release (Truman Library, 2017).

The state of California enacted several Jim Crow laws between 1850 and 1947. People of color were not allowed to testify in favor of or against white men; marriage between a white person and person of color was illegal; any person who could not read English was not allowed to vote; Chinese immigrants were not allowed to vote; and Asian immigrants could not own property.

Redlining was a practice in the 1930s in which the Home Owner's Loan Corporation (HOLC) graded 239 cities in the United States based on race and income to determine loan risk (Anti Eviction Mapping Project, 2019). This resulted in mortgage lenders denying majority black, Asian, and Hispanic neighborhoods mortgages while granting mortgages to white neighborhoods. This created a wealth disparity between white neighborhoods and neighborhoods of color. The cities of Oakland, Berkeley, Alameda, San Leandro, Piedmont, Albany, and Emeryville were all graded by HOLC. Neighborhoods fronting the San Francisco Bay received the worst scores (Richmond, 2019).

If families of color were approved for a mortgage, they would often have to buy homes in less desirable areas. In addition, restrictive covenants placed on the trust deeds in white neighborhoods contained language barring sales of homes to non-white buyers. Additionally, homes that families of color could buy would not appreciate in value in the same way that homes in white neighborhoods would, continuing the disparity of wealth.

During the 1950, 1960s, and 1970s, many large cities in the country lost a significant portion of their white population and saw growth in their black and Hispanic populations. The Civil Rights Act, desegregation of schools, and white people's access to credit and mortgages contributed to this phenomenon, which is now called "white flight." White families were able to access mortgages that allowed them to leave diverse cities for racially homogenous suburbs. This left cities with a high population of people of color, a smaller tax base, and decreased investment leading to poor conditions. The City of Oakland is a notable example of a city deeply affected by white flight.

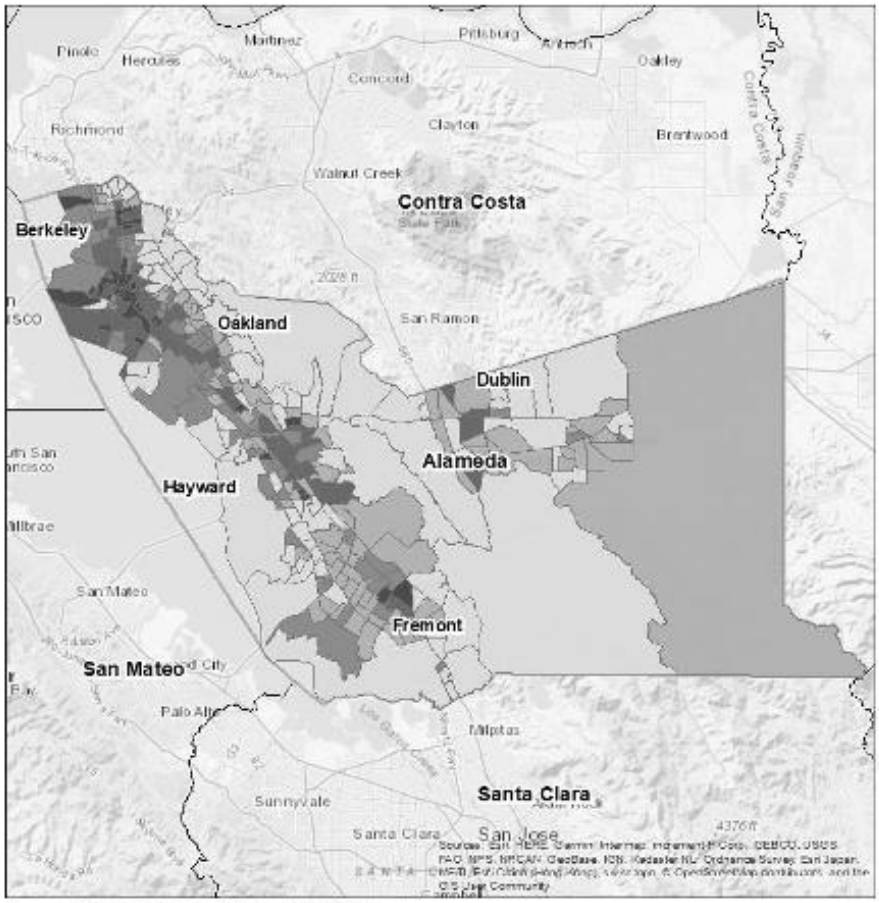
Gentrification is a reversal of white flight trends, where more affluent, often white families move back into the city from suburban communities. Gentrification is demarcated by renewed investment in communities and significant increases in rent. Low-income families of color find it hard to pay rent and opt to move to lower rent areas in often worse conditions and with less opportunity. The cities of Oakland and Berkeley are

currently experiencing high levels of gentrification, where many black and Hispanic families are moving into outlying suburban communities while white families are moving in, per the UC Berkeley's Urban Displacement Project.

Tenure and Segregation

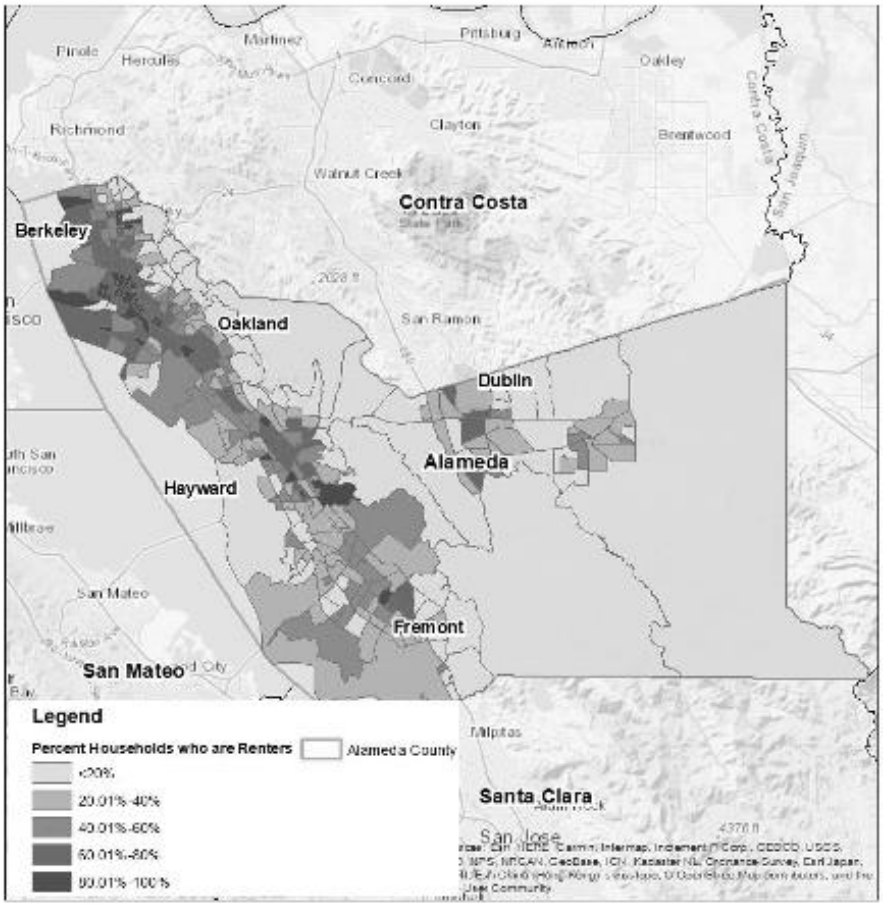
The maps below show the location of owner- and renter-occupied housing across the participating jurisdictions between 2010 and 2017. The areas with a high percentage of renting are generally areas with higher concentrations of Asian or Pacific Islander, Hispanic, and black residents, as seen in Figures V-1 to V-9 above. The areas with a high percentage of homeownership are generally areas with higher concentrations of white residents.

Figure V-16 - Housing Tenure, Renters, 2010



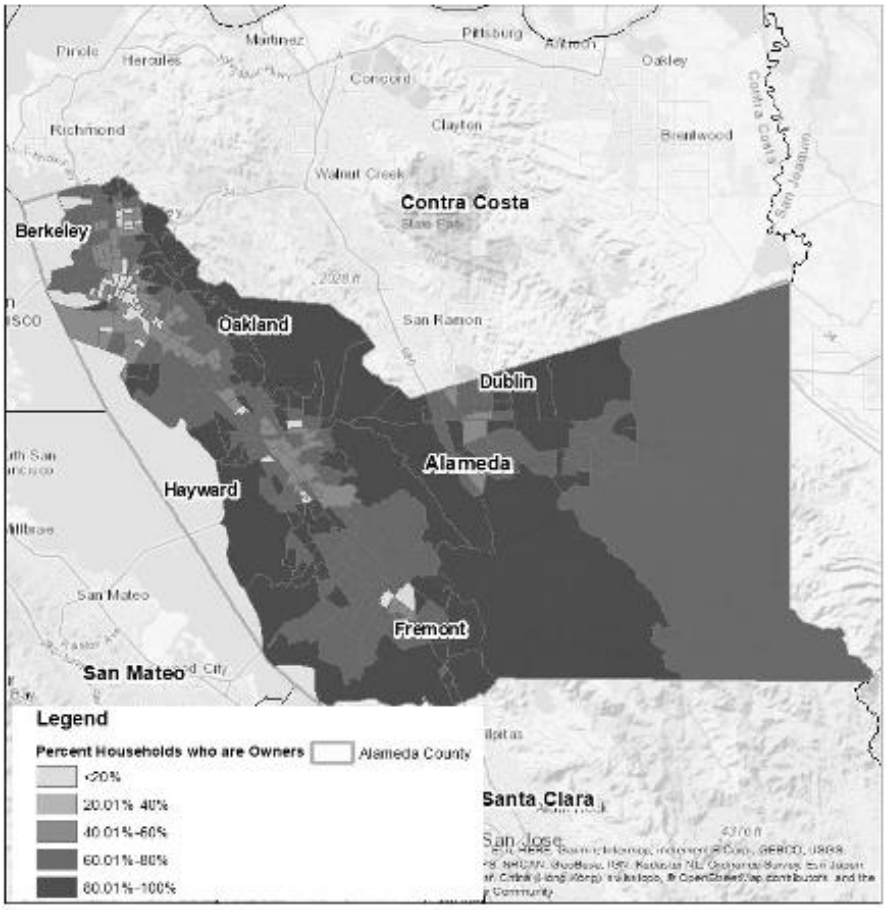
Sources: 2006-2010 ACS 5-Year Estimates ESRI, TIGER/Line.

Figure V-17 - Housing Tenure, Renters, 2017



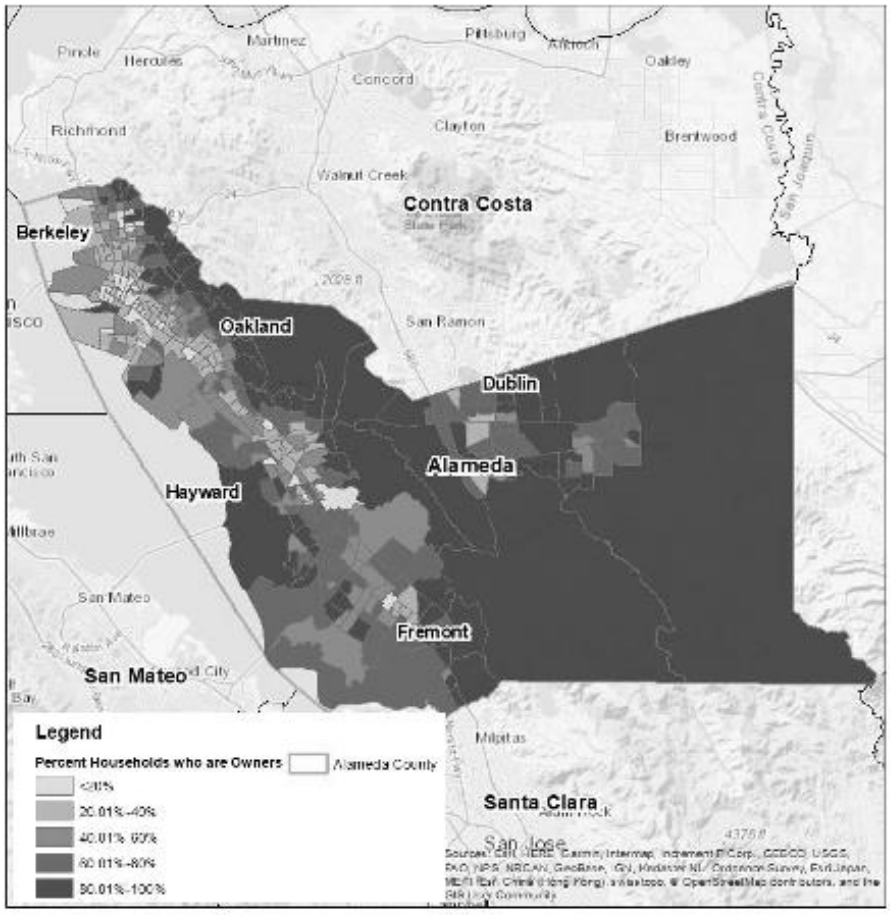
Sources: 2013-2017 ACS 5-Year Estimates ESRI, TIGER/Line.

Figure V-18 - Housing Tenure, Owners, 2010



Sources: 2006-2010 ACS 5-Year Estimates, ESRI, TIGER/Line

Figure V-19 - Housing Tenure, Owners, 2017



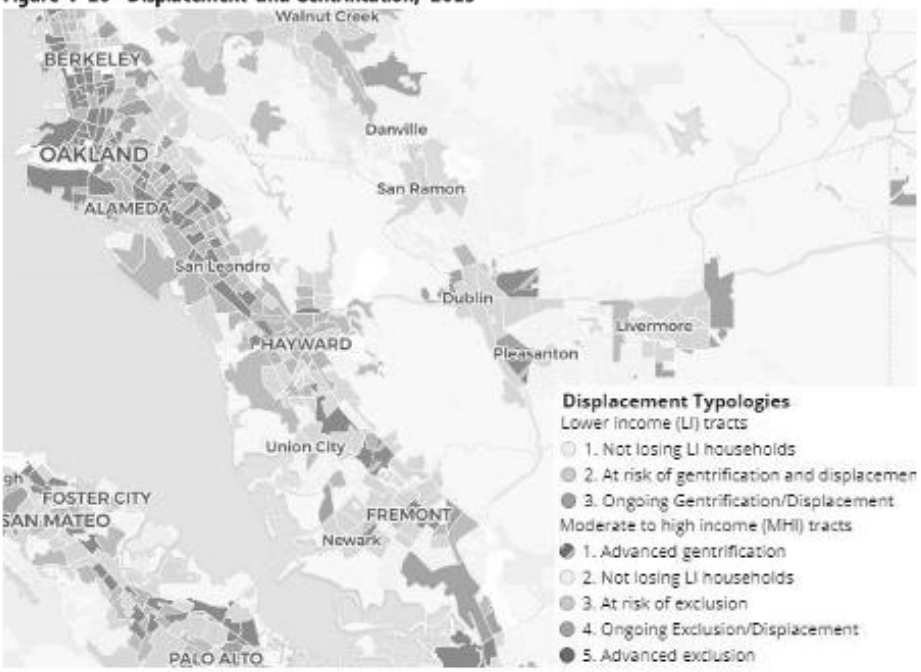
Sources: 2013-2017 ACS 5-Year Estimates, ESRI, TIGER/Line

Displacement

Some areas identified as having higher concentrations of minority residents are being gentrified.

Gentrification is the process in which low-income people are displaced by higher-income people. UC Berkeley's Urban Displacement Project has examined patterns of gentrification on the census tract level. The figure below displays census tracts throughout the region that are at risk of gentrification, currently gentrifying, or experiencing advanced gentrification or exclusion.

Figure V-20 - Displacement and Gentrification, 2015



Source: Urban Displacement Project, 2019

It can be seen that most census tracts in the cities of Berkeley and Oakland are currently gentrifying. This is represented by the loss of low-income households in census tracts in these cities.

The cities of Piedmont, Dublin, Fremont, Livermore, and Pleasanton are experiencing ongoing advanced displacement and exclusion. This is represented by the lack of low-income households in census tracts in these cities.

Who is Most Vulnerable to, and Affected by, Displacement?

Several census tracts with high concentrations of minority residents are decreasing in minority population and increasing in white population.

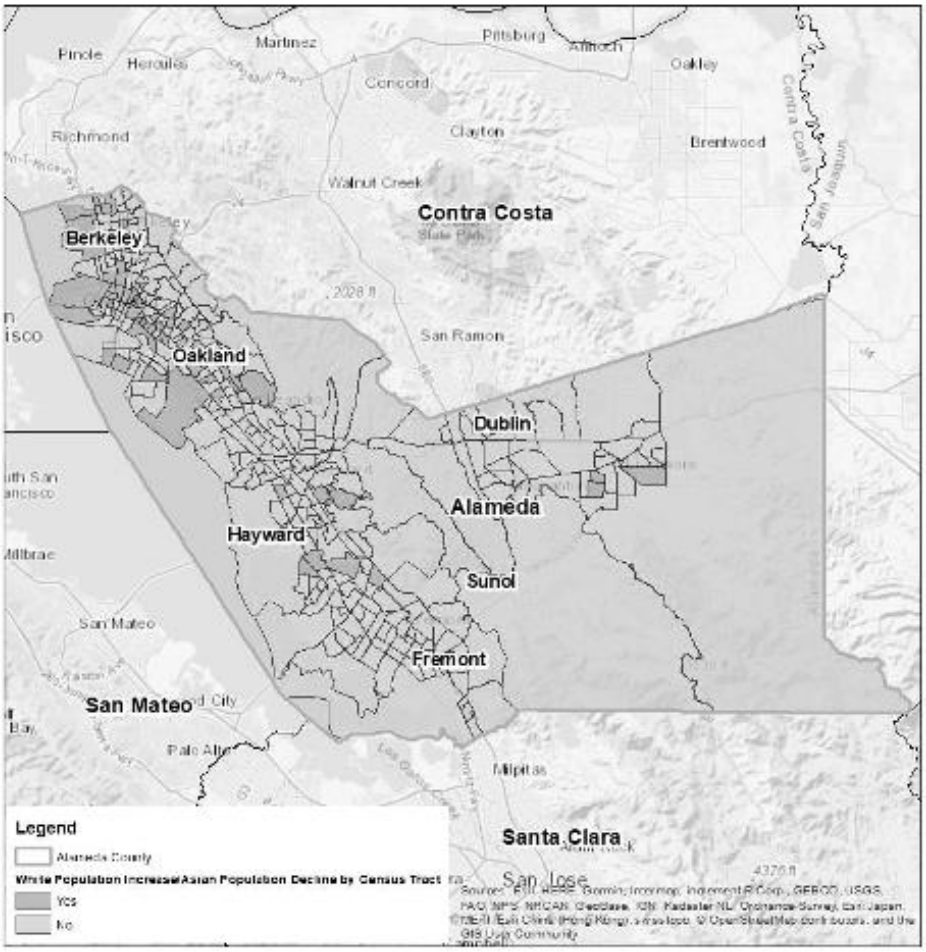
The region has been experiencing changes in diversity. Between 1990 and 2010, the white and black populations decreased while the Hispanic and Asian or Pacific Islander populations increased. Since 2010, the white population has been increasing.

From the survey, 28 percent of Hispanic respondents say they have been displaced in the last five years and 25 percent of black respondents say that they have been displaced in the same period. The primary reason for displacement, according to the survey results, is that rent became unaffordable (56 percent of those displaced). This experience is validated by a 2019 study by the Urban Displacement Project which found that census tracts in the region that experienced a 30 percent increase in the median rent also experienced a decrease of 28 percent of low-income households of color.

The following three maps depict census tracts experiencing growth in white residents and a decrease in Asian or Pacific Islander, Hispanic, or black residents. Census tracts that experience a one or more person decrease in a minority population and a one or more person increase in the white population are highlighted by the maps.

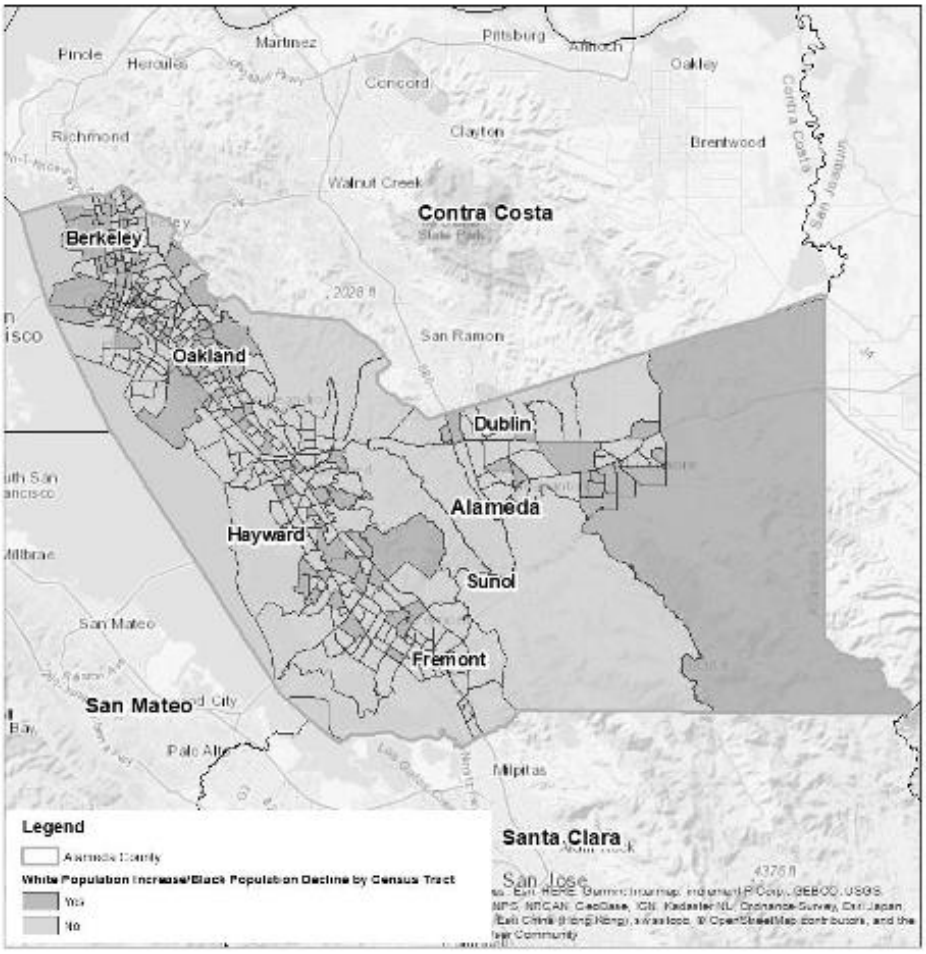
Displacement of Asian or Pacific Islander residents by white residents appears to be mainly occurring in Berkeley and Oakland. Displacement of black residents appears to be occurring in Berkeley, Oakland, and the Fremont/Hayward area of the County. Displacement of Hispanic residents appears to be occurring in Berkeley, Oakland, and the southern portion of Fremont and Hayward.

Figure V-21 - Areas of White Population Increase and Asian Population Decline between 2010 and 2017



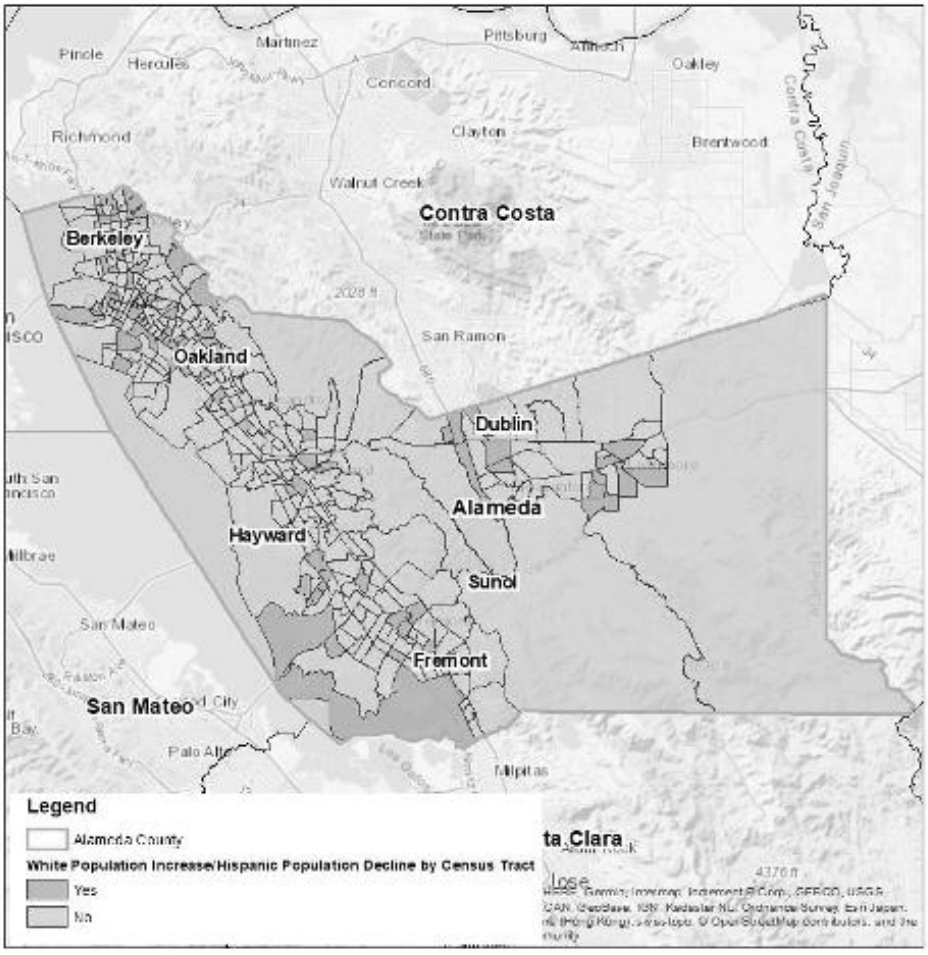
Source: 2006-2010 and 2013-2017 ACS 5-Year Estimates, TIGER/Line, ESRI

Figure V-22 - Areas of White Population Increase and Black Population Decline between 2010 and 2017



Source: 2006-2010 and 2013-2017 ACS 5-Year Estimates, TIGER/Line, ESRI

Figure V-23 - Areas of White Population Increase and Hispanic Population Decline between 2010 and 2017



Source: 2006-2010 and 2013-2017 ACS 5-Year Estimates, TIGER/Line, ESRI

Future Trends that Could Affect Segregation

The Bay Area region is experiencing increased economic growth and a high demand for housing. This growth is causing housing prices to rise, which then displaces low-income residents. As seen throughout the report, low-income residents tend to also be minority residents. Therefore, continued growth of the region could lead to more displacement of minority residents and increased segregation unless certain actions are taken to encourage economic and racial/ethnic integration and diversity.

Contributing Factors of Segregation

The table below identifies factors that significantly create, contribute to, perpetuate, or increase segregation in Alameda County. The AFFH rule provides a list of known contributing factors for the participating jurisdictions to consider, although jurisdictions have the option of creating new ones. Contributing factors selected are based upon available data, feedback from community members, , and expertise of stakeholder and participating jurisdiction staff.

Table V-6 - Contributing Factors of Segregation

Contributing Factors	Alameda County[1]	Alameda	Berkeley	Fremont	Hayward	Livermore	Oakland	Pleasanton	San Leandro	Union City
Community opposition										
Displacement of residents due to economic pressures (See: Figure V-20 - Displacement and Gentrification, 2015)	X	X	X	X	X	X	X	X	X	X
Lack of community revitalization strategies										
Lack of private investments in specific neighborhoods										
Lack of public investment in specific neighborhoods, including services or amenities										
Lack of regional cooperation										
Land use and zoning laws										
Lending discrimination										
Location and type of affordable housing (See: Displacement)	X	X	X	X	X	X	X	X	X	X
Occupancy codes and restrictions										
Private discrimination										
Other: Historic discrimination against people of color (See: History of Segregation in the Region and Table V-5 - Racial/Ethnic Dissimilarity Trends, Jurisdictions and Region)	X	X	X	X	X	X	X	X	X	X
Other: Limited supply of affordable housing within neighborhoods (See: Who is Most Vulnerable to, and Affected by, Displacement?)	X	X	X	X	X	X	X	X	X	X

Notes: [1]Alameda County includes unincorporated County and non-entitlement jurisdictions

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPS)

This section will discuss Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). A R/ECAP is a neighborhood (census tract) with a poverty rate of 40 percent or more and a racial or ethnic concentration (50 percent or more of the tract is composed of minority residents).

The maps below display all R/ECAPs within Alameda County. They include census tracts 401400, 401600, 401800, 402500, 402800, 405901, 406000, 406202, 407101, 408500, 408600, 408800, 408900, 410500, 422600, 422700, 422800, 422900, 423602, 435601, and 437702. The majority of R/ECAPs are concentrated in the City of Oakland with a few in Berkeley, one in Hayward, and one in the unincorporated County. However, it is important to note that Berkeley's R/ECAPs may be skewed by no or low-income students attending the University of California, Berkeley. As shown, over the last two decades, R/ECAPs have stayed relatively the same, save for the growth of R/ECAPs in the central portion of the County where there has been growth in the density of minority residents.

Table V-7 displays demographic data for the R/ECAPs located across the participating jurisdictions. In the Consortium, 63 percent of R/ECAP residents are Hispanic, 10 percent are black, 11 percent are Asian or Pacific Islander, and 12 percent are white. Additionally, 62 percent of families within the R/ECAPs have children under 18 years old and 30 percent of foreign-born residents are from Mexico.

In Berkeley, 40 percent of R/ECAP residents are white, 39 percent are Asian, and 11 percent are Hispanic.

In Oakland, 37 percent of R/ECAP residents are Hispanic, 37 percent are black, 15 percent are Asian or Pacific Islander, and 11 percent fall within other racial categories.

The region, in comparison, has a more even distribution of all races within R/ECAPs: 19 percent are white, 23 percent are black, 29 percent are Hispanic, and 26 percent are Asian or Pacific Islander.

Figure V-24 - R/ECAPs in Alameda County, 1990



Source: AFFH Tool

Figure V-25 - R/ECAPs in Alameda County, 2000



Source: AFFH Tool

Figure V-26- R/ECAPs in Alameda County, 2010



Source: AFFH Tool

Table V-7 - Demographics of R/ECAPs

	Urban County (Alameda County, CA CDBG, ESG) Jurisdiction (Includes Urban County)			City of Berkeley (Berkeley, CA CDBG, HOME, ESG) Jurisdiction			Consortium		
R/ECAP Race/Ethnicity		#	%		#	%		#	%
Total Population in R/ECAPs		4,902	-		24,463	-		9,158	-
White, Non-Hispanic		852	17.38%		9,826	40.17%		1,093	11.93%
Black, Non-Hispanic		593	12.10%		967	3.95%		940	10.26%
Hispanic		2,819	57.51%		2,706	11.06%		5,790	63.22%
Asian or Pacific Islander, Non-Hispanic		441	9.00%		9,522	38.92%		996	10.88%
Native American, Non-Hispanic		28	0.57%		51	0.21%		37	0.40%
Other, Non-Hispanic		10	0.20%		87	0.36%		36	0.39%
R/ECAP Family Type									
Total Families in R/ECAPs		1,036	-		1,023	-		1,901	-
Families with children		592	57.14%		355	34.70%		1,177	61.91%
R/ECAP National Origin									
Total Population in R/ECAPs		4,902	-		24,463	-		9,158	-
#1 country of origin	Mexico	1,371	27.97%	China excl. Hong Kong & Taiwan	1,357	5.55%	Mexico	2,734	29.85%
#2 country of origin	Fiji	170	3.47%	Korea	754	3.08%	El Salvador	350	3.82%
#3 country of origin	Guatemala	131	2.67%	Philippines	355	1.45%	Fiji	199	2.17%
#4 country of origin	Philippines	118	2.41%	India	335	1.37%	Philippines	174	1.90%
#5 country of origin	El Salvador	76	1.55%	Mexico	238	0.97%	Guatemala	149	1.63%
#6 country of origin	Brazil	41	0.84%	Vietnam	216	0.88%	Vietnam	98	1.07%
#7 country of origin	Albania	36	0.73%	Thailand	183	0.75%	China excl. Hong Kong & Taiwan	55	0.60%
#8 country of origin	Hong Kong	32	0.65%	Hong Kong	181	0.74%	Nicaragua	46	0.50%
#9 country of origin	China excl. Hong Kong & Taiwan	30	0.61%	Germany	177	0.72%	Brazil	41	0.45%
#10 country of origin	Portugal	18	0.37%	Japan	166	0.68%	Albania	36	0.39%

	City of Hayward (Hayward, CA CDBG) Jurisdiction		City of Oakland (Oakland, CA CDBG, HOME, ESG) Jurisdiction		Region	
R/ECAP Race/Ethnicity	#	%	#	%	#	%
Total Population in R/ECAPs	4,256	-	56,701	-	142,522	-
White, Non-Hispanic	241	5.66%	4,375	7.72%	26,457	18.56%
Black, Non-Hispanic	347	8.15%	20,978	37.00%	32,626	22.89%
Hispanic	2,971	69.81%	21,033	37.09%	41,076	28.82%
Asian or Pacific Islander, Non-Hispanic	555	13.04%	8,376	14.77%	36,557	25.65%
Native American, Non-Hispanic	9	0.21%	232	0.41%	507	0.36%
Other, Non-Hispanic	26	0.61%	151	0.27%	415	0.29%
R/ECAP Family Type						
Total Families in R/ECAPs	865	-	11,566	-	23,826	-
Families with children	585	67.63%	6,220	53.78%	11,702	49.11%
R/ECAP National Origin						
Total Population in R/ECAPs	4,256	-	56,701	-	142,522	-
#1 country of origin	Mexico 1,363	32.03%	Mexico 7,705	13.59%	Mexico 14,138	9.92%
#2 country of origin	El Salvador 274	6.44%	China excl. Hong Kong & Taiwan 2,292	4.04%	China excl. Hong Kong & Taiwan 11,052	7.75%
#3 country of origin	Vietnam 98	2.30%	Vietnam 1,712	3.02%	Vietnam 3,403	2.39%
#4 country of origin	Philippines 56	1.32%	El Salvador 1,312	2.31%	Philippines 3,245	2.28%
#5 country of origin	Nicaragua 46	1.08%	Guatemala 1,039	1.83%	El Salvador 2,326	1.63%
#6 country of origin	Fiji 29	0.68%	Philippines 617	1.09%	Korea 1,615	1.13%
#7 country of origin	China excl. Hong Kong & Taiwan 25	0.59%	Laos 322	0.57%	Guatemala 1,294	0.91%
#8 country of origin	Guatemala 18	0.42%	Cambodia 290	0.51%	India 757	0.53%
#9 country of origin	Italy 15	0.35%	Ethiopia 199	0.35%	Hong Kong 735	0.52%
#10 country of origin	Russia 15	0.35%	Korea 180	0.32%	Ukraine 693	0.49%

Source: AFFH Tool

Contributing Factors of R/ECAPs

The table below identifies factors that significantly create, contribute to, perpetuate, or increase R/ECAPs in Alameda County.

Table V-8 - Contributing Factors of R/ECAPs

Contributing Factors	Alameda County	Alameda	Berkeley	Fremont	Hayward	Livermore	Oakland	Pleasanton	San Leandro	Union City
Community opposition										
Deteriorated or abandoned properties										
Displacement of residents due to economic pressures (See: Rapidly Rising Housing Costs)	X	X	X	X	X	X	X	X	X	X
Lack of community revitalization strategies										
Lack of private investments in specific neighborhoods			X		X		X			
Lack of public investment in specific neighborhoods, including services or amenities (See: Disproportionate Housing Needs)	X		X		X		X			
Lack of regional cooperation										
Land use and zoning laws										
Lending discrimination										
Location and type of affordable housing (See: Rapidly Rising Housing Costs)	X	X	X	X	X	X	X	X	X	X
Occupancy codes and restrictions										
Private discrimination										
Other: Limited supply of affordable housing within neighborhoods (See: Disproportionate Housing Needs)	X	X	X	X	X	X	X	X	X	X

Disparities in Access to Opportunity

This section discusses the level of access protected classes have to resources, which generally indicates economic opportunity. These include education, employment, transportation, environmental health, and living in an area with a lower rate of poverty. The level of access for each group is referred to as "access to opportunity."

The tables below display indices for access to low-poverty neighborhoods, proficient schools, the labor market, transit, low-cost transportation, jobs proximity, and environmental health by race and ethnicity. Indices are measured as follows:

- Low Poverty: The rate of poverty by census tract.
- School Proficiency: The percentage of fourth-grade students testing proficient in reading and math within three miles of a census block group.
- Jobs Proximity: The distance to all job locations from a given block group.
- Labor Market: The level of intensity of labor market engagement based upon the level of employment, labor force participation, and educational attainment by census tract.
- Low Transportation Cost: Estimates of transportation costs of a family of three with an income at 50 percent of the median income for renters by census tract.
- Transit: Estimates of transit trips taken by a family of three with an income at 50 percent of the median income for renters by census tract.
- Environmental Health: The potential exposure to harmful toxins by census tract based upon US Environmental Protection Agency estimates.

Indices are scored from 0 to 100. Higher scores represent more access. These scores demonstrate disparities between groups and do not represent subjective values, such as high, medium, low.

Across the Consortium, white and Asian or Pacific Islander residents tend to live in neighborhoods with a lower rate of poverty and have higher access to proficient schools and the labor market. Indices are relatively the same for access to transit, low-transportation costs, and jobs proximity. White residents had the highest score for access to environmental health. The same trend is noticeable for those who live below the federal poverty line, but with moderately decreased index scores in all categories except in access to transit and low transportation costs, which were slightly higher. Index scores for the region are similar to the County.

Table V-9 - Opportunity Indicators, by Race/Ethnicity, Alameda County and Region

Consortium	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	74.10	63.31	69.18	84.18	78.19	44.75	43.41
Black, Non-Hispanic	58.99	40.26	50.63	86.80	83.10	48.23	32.95
Hispanic	60.13	39.58	50.39	86.92	81.95	42.57	33.93
Asian or Pacific Islander, Non-Hispanic	73.39	60.03	68.09	85.67	79.17	43.95	38.37
Native American, Non-Hispanic	64.76	50.18	56.54	85.94	81.39	45.45	37.11
Population Below Federal Poverty Line							
White, Non-Hispanic	65.76	55.16	62.13	86.65	80.71	43.00	38.06
Black, Non-Hispanic	48.63	35.79	46.06	89.08	85.77	45.80	29.24
Hispanic	47.30	32.12	43.07	88.78	84.39	40.84	32.46
Asian or Pacific Islander, Non-Hispanic	63.27	51.04	61.69	87.98	83.51	46.55	31.52
Native American, Non-Hispanic	41.65	34.75	39.50	88.59	84.96	40.19	29.07

Urban County (Alameda County, CA CDBG, ESG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	74.25	63.38	67.59	82.21	76.80	48.42	44.36
Black, Non-Hispanic	59.35	45.61	45.47	84.36	81.71	49.73	38.35
Hispanic	57.78	41.10	46.98	85.36	81.03	45.47	36.48
Asian or Pacific Islander, Non-Hispanic	71.95	60.05	65.01	81.92	77.46	51.56	43.88
Native American, Non-Hispanic	62.33	50.19	47.94	83.33	79.95	46.99	41.65
Population Below Federal Poverty Line							
White, Non-Hispanic	62.63	50.40	57.17	86.00	80.60	47.40	36.17
Black, Non-Hispanic	45.14	31.64	43.46	88.65	85.71	44.43	28.31
Hispanic	43.95	33.37	42.75	88.06	84.96	47.95	33.24
Asian or Pacific Islander, Non-Hispanic	61.54	52.18	62.32	86.70	83.43	56.35	35.06
Native American, Non-Hispanic	38.93	13.16	39.42	87.65	85.21	39.72	34.09

City of Alameda (Alameda, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	67.77	75.87	79.26	91.67	87.86	43.38	27.40
Black, Non-Hispanic	54.81	72.64	70.04	91.37	89.14	50.14	29.53
Hispanic	61.41	74.01	75.49	91.84	89.00	46.53	27.06
Asian or Pacific Islander, Non-Hispanic	64.92	73.90	77.13	91.58	86.95	44.56	28.81
Native American, Non-Hispanic	56.30	73.47	72.81	90.62	88.92	51.30	29.26
Population Below Federal Poverty Line							
White, Non-Hispanic	55.95	72.87	71.61	93.00	90.72	43.05	26.96
Black, Non-Hispanic	45.84	68.82	70.31	88.76	88.83	56.30	34.49
Hispanic	55.84	71.05	77.80	92.93	90.44	44.99	22.44
Asian or Pacific Islander, Non-Hispanic	55.50	71.41	73.12	92.20	89.47	45.47	27.25
Native American, Non-Hispanic	51.61	75.76	81.02	94.00	91.39	37.22	22.67

City of Berkeley (Berkeley, CA CDBG, HOME, ESG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	68.60	62.54	80.74	91.20	89.18	62.99	27.43
Black, Non-Hispanic	51.08	63.11	71.74	92.16	92.18	61.04	21.28
Hispanic	57.94	59.74	70.19	91.72	91.98	63.92	22.68
Asian or Pacific Islander, Non-Hispanic	62.81	53.16	62.70	91.79	92.96	69.38	22.52
Native American, Non-Hispanic	59.16	58.17	69.98	92.15	92.25	64.05	21.71
Population Below Federal Poverty Line							
White, Non-Hispanic	61.92	56.57	73.69	93.35	92.62	65.17	23.39
Black, Non-Hispanic	49.04	62.56	72.97	92.61	93.00	63.65	21.20
Hispanic	56.86	57.45	68.78	93.66	93.05	64.24	21.44
Asian or Pacific Islander, Non-Hispanic	64.84	47.63	61.21	94.74	95.08	73.12	19.32
Native American, Non-Hispanic	60.56	54.47	61.47	76.50	88.95	72.04	31.45

City of Fremont (Fremont, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	77.71	69.60	71.24	87.27	79.16	36.29	36.75
Black, Non-Hispanic	75.76	67.22	69.82	89.01	82.37	39.38	33.55
Hispanic	75.66	63.79	66.34	88.42	81.54	35.61	33.44
Asian or Pacific Islander, Non-Hispanic	80.29	75.70	77.82	87.13	78.30	37.47	39.08
Native American, Non-Hispanic	75.36	68.35	69.60	88.46	82.26	38.48	33.55
Population Below Federal Poverty Line							
White, Non-Hispanic	76.84	72.47	72.75	87.91	77.90	33.60	39.88
Black, Non-Hispanic	76.48	72.14	77.56	89.82	83.72	33.57	33.74
Hispanic	77.03	64.13	68.18	87.95	80.08	34.86	34.63
Asian or Pacific Islander, Non-Hispanic	76.07	71.29	72.80	88.63	82.20	42.21	33.15
Native American, Non-Hispanic	74.85	67.12	75.32	87.35	80.06	23.25	35.98

City of Hayward (Hayward, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	55.96	15.39	43.63	85.96	80.62	42.30	35.10
Black, Non-Hispanic	49.98	14.54	39.98	87.73	83.33	45.45	33.47
Hispanic	48.78	14.04	34.03	88.74	83.45	37.68	31.10
Asian or Pacific Islander, Non-Hispanic	60.01	15.84	44.91	87.11	80.27	43.49	34.65
Native American, Non-Hispanic	53.42	14.52	36.88	87.86	82.96	45.18	30.77
Population Below Federal Poverty Line							
White, Non-Hispanic	45.98	12.60	36.58	86.92	83.08	43.95	34.87
Black, Non-Hispanic	36.70	11.24	27.43	89.92	85.72	35.29	30.34
Hispanic	38.32	13.25	29.25	90.24	85.80	33.08	31.03
Asian or Pacific Islander, Non-Hispanic	53.85	12.16	41.70	88.46	82.12	37.17	37.06
Native American, Non-Hispanic	25.87	7.73	27.58	89.81	86.95	24.51	33.30

City of Livermore (Livermore, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	80.77	71.08	74.57	83.00	72.89	44.89	62.82
Black, Non-Hispanic	77.25	69.10	73.17	83.49	74.76	44.37	61.48
Hispanic	75.10	65.92	70.43	83.90	75.89	41.63	57.82
Asian or Pacific Islander, Non-Hispanic	79.34	71.28	73.73	81.96	71.94	46.88	63.55
Native American, Non-Hispanic	77.86	68.58	72.05	83.33	73.59	39.42	60.58
Population below Federal Poverty Line							
White, Non-Hispanic	76.29	71.18	74.40	84.56	73.77	34.43	60.45
Black, Non-Hispanic	75.71	67.24	68.40	84.25	76.20	40.12	59.72
Hispanic	69.47	68.33	70.07	85.65	77.50	32.35	58.21
Asian or Pacific Islander, Non-Hispanic	85.85	69.39	80.03	86.42	82.19	61.39	57.78
Native American, Non-Hispanic	69.00	73.62	68.00	70.00	59.00	53.67	77.00

City of Oakland (Oakland, CA CDBG, HOME, ESG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	64.48	58.07	77.46	89.99	86.07	51.18	25.63
Black, Non-Hispanic	33.00	30.02	38.54	91.18	88.47	48.38	22.70
Hispanic	25.13	26.65	28.17	91.48	88.59	48.53	20.05
Asian or Pacific Islander, Non-Hispanic	36.89	42.78	48.56	92.41	90.49	51.40	20.78
Native American, Non-Hispanic	34.69	36.96	42.82	92.06	89.64	49.33	21.33
Population Below Federal Poverty Line							
White, Non-Hispanic	46.29	45.91	60.01	92.15	90.22	53.43	20.93
Black, Non-Hispanic	23.47	24.66	27.32	91.89	89.38	50.90	21.06
Hispanic	19.12	25.27	23.01	91.90	89.57	49.27	19.13
Asian or Pacific Islander, Non-Hispanic	24.92	38.97	39.78	93.49	92.87	53.33	17.49
Native American, Non-Hispanic	22.82	27.28	21.18	92.22	89.49	55.68	16.41

City of Pleasanton (Pleasanton, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	83.36	89.43	82.20	77.98	74.74	48.46	59.46
Black, Non-Hispanic	81.10	89.80	83.14	79.11	77.30	58.43	57.38
Hispanic	80.50	89.70	81.28	79.80	77.48	57.37	57.54
Asian or Pacific Islander, Non-Hispanic	82.80	90.40	84.85	78.61	76.12	51.47	57.76
Native American, Non-Hispanic	80.37	89.52	81.21	79.22	76.87	54.59	56.31
Population Below Federal Poverty Line							
White, Non-Hispanic	81.93	88.91	82.03	78.91	75.26	49.19	60.88
Black, Non-Hispanic	71.88	92.98	86.91	86.63	87.31	81.73	47.46
Hispanic	75.80	88.88	80.21	83.06	78.46	55.72	55.71
Asian or Pacific Islander, Non-Hispanic	83.37	91.60	85.67	78.12	74.72	48.24	61.55
Native American, Non-Hispanic	66.00	86.15	67.00	86.00	82.00	56.00	57.00

City of San Leandro (San Leandro, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	64.95	27.34	54.31	86.10	83.11	47.75	16.69
Black, Non-Hispanic	58.35	23.62	53.65	88.10	86.09	54.83	14.97
Hispanic	60.66	24.96	51.21	86.74	84.30	50.87	14.44
Asian or Pacific Islander, Non-Hispanic	63.73	28.69	50.17	86.55	82.67	45.94	13.65
Native American, Non-Hispanic	62.03	23.50	54.26	87.02	84.43	52.99	15.28
Population Below Federal Poverty Line							
White, Non-Hispanic	63.61	24.99	53.91	85.17	83.71	51.62	16.68
Black, Non-Hispanic	47.55	23.17	49.37	89.57	89.28	66.90	11.96
Hispanic	49.40	24.17	47.03	88.07	85.62	51.91	11.86
Asian or Pacific Islander, Non-Hispanic	59.48	26.66	42.47	85.22	82.65	50.03	11.76
Native American, Non-Hispanic	48.71	28.44	46.93	86.50	85.17	50.86	13.71

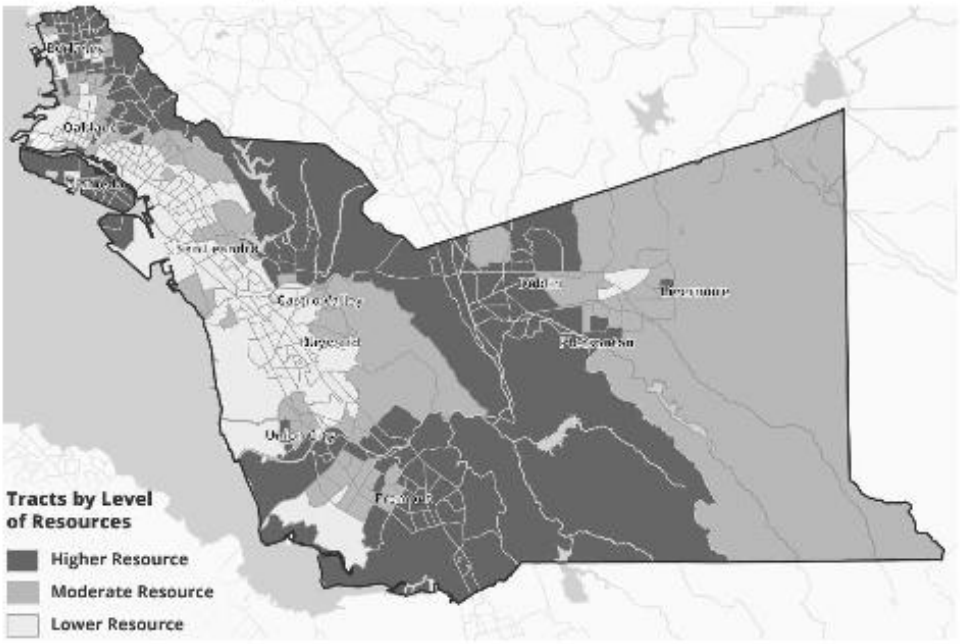
City of Union City (Union City, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	70.06	46.91	61.49	85.72	79.65	41.63	38.42
Black, Non-Hispanic	69.78	47.78	60.53	86.37	79.83	44.25	39.27
Hispanic	60.48	32.51	52.78	87.11	81.34	41.41	34.93
Asian or Pacific Islander, Non-Hispanic	75.34	53.35	65.43	85.76	78.91	45.09	40.73
Native American, Non-Hispanic	67.22	45.99	57.86	87.13	80.37	35.80	38.10
Population Below Federal Poverty Line							
White, Non-Hispanic	74.86	54.62	60.55	88.12	80.54	41.18	40.78
Black, Non-Hispanic	68.60	35.31	47.96	87.87	82.16	45.25	30.92
Hispanic	50.14	23.94	47.40	87.84	81.71	38.11	34.17
Asian or Pacific Islander, Non-Hispanic	66.16	45.06	65.51	87.20	80.95	40.42	37.06
Native American, Non-Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Region	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	72.99	66.17	76.51	84.82	83.37	49.68	46.26
Black, Non-Hispanic	46.10	37.58	46.70	88.00	85.41	48.61	31.18
Hispanic	52.70	41.45	51.62	87.15	85.36	46.05	37.00
Asian or Pacific Islander, Non-Hispanic	67.02	58.76	67.89	88.22	86.05	45.86	38.67
Native American, Non-Hispanic	58.27	50.31	57.84	86.50	84.28	48.74	37.59
Population Below Federal Poverty Line							
White, Non-Hispanic	62.44	57.72	68.29	87.54	86.55	53.27	37.90
Black, Non-Hispanic	34.86	31.81	39.12	90.09	88.13	51.38	26.42
Hispanic	38.75	34.43	42.33	88.95	87.14	47.30	31.81
Asian or Pacific Islander, Non-Hispanic	52.36	51.71	59.01	91.54	90.97	54.52	26.69
Native American, Non-Hispanic	44.15	38.59	49.37	89.93	89.73	50.46	28.16

Source: AFFH Tool

The figure below displays census tracts across participating jurisdictions that have higher, moderate, or lower access to resources. Higher resource tracts are concentrated in Berkeley, Alameda, and the eastern portion of the County, and lower resource tracts are concentrated in Oakland, San Leandro, and Hayward. Lower resource tracts correspond with a higher number of Hispanic, Asian or Pacific Islander, and black residents as depicted in Figures V-1 to V-9, above.

Figure V-27 - Resources Map, by Census Tracts

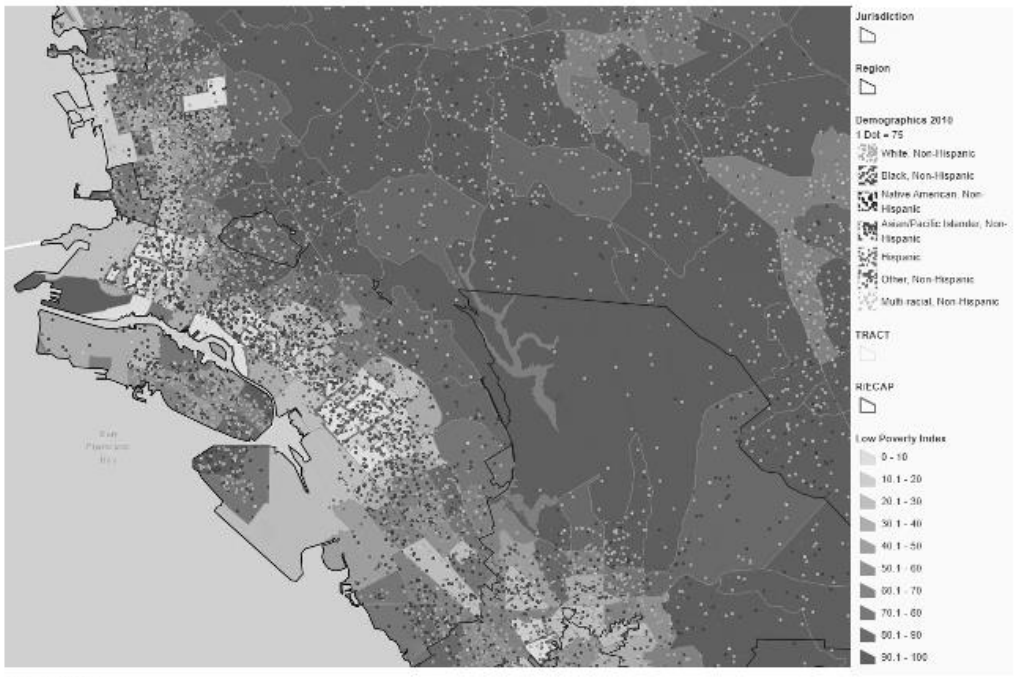


Source: Urban Displacement Project, 2019

Access to Low Poverty Neighborhoods

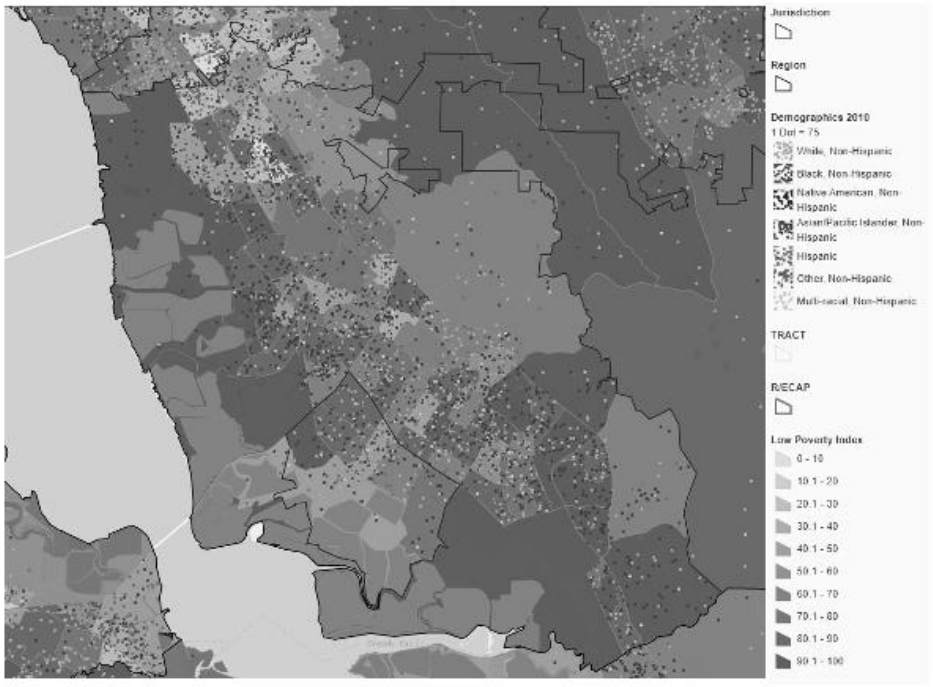
The figures below display race and ethnicity by low poverty index and national origin by the same measure. Minorities are more likely to live in census tracts with a higher rate of poverty. The same goes for foreign-born residents. These census tracts also correspond with the tracts with lower resources as depicted in the map above.

Figure V-28 - Race/Ethnicity and Poverty, 2010, North



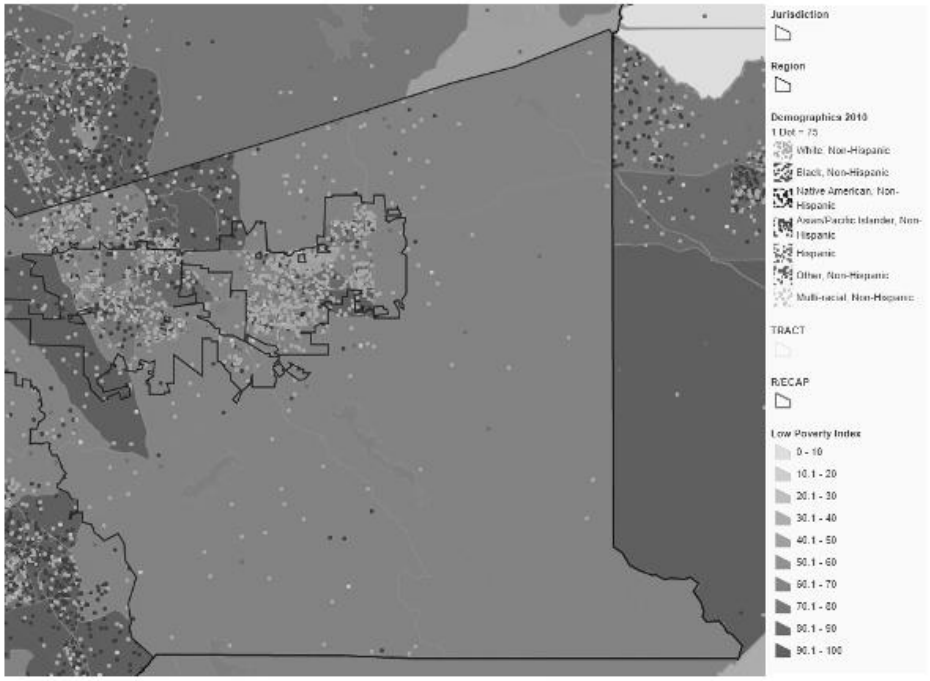
Source: AFFH Tool

Figure V-29 - Race/Ethnicity and Poverty, 2010, South



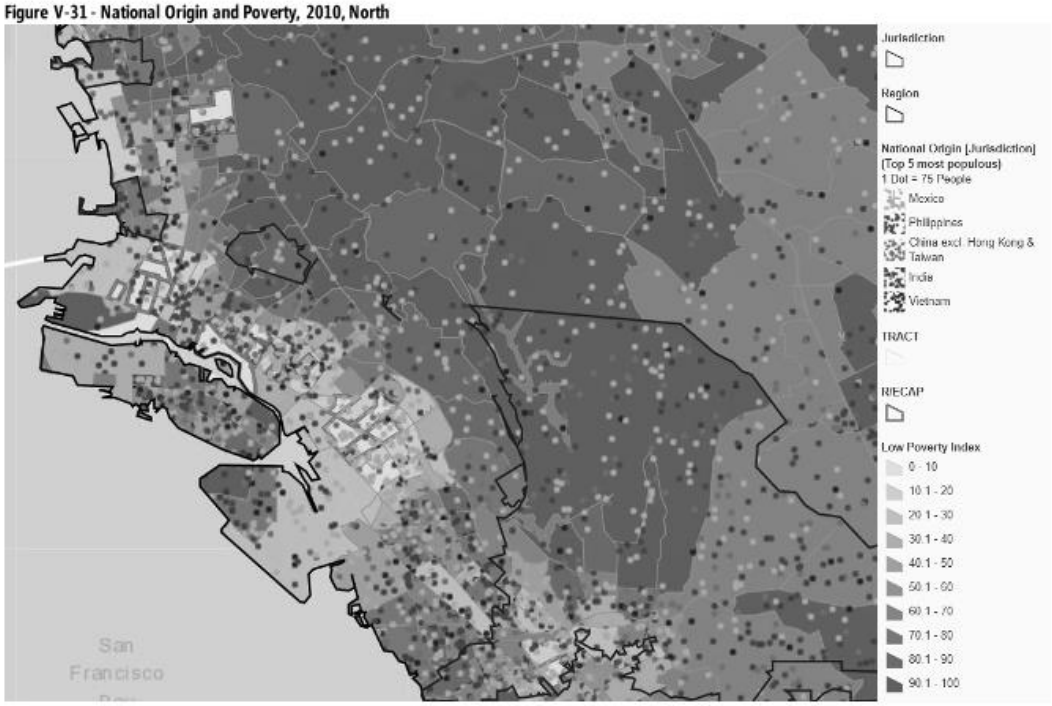
Source: AFFH Tool

Figure V-30 - Race/Ethnicity and Poverty, 2010, East



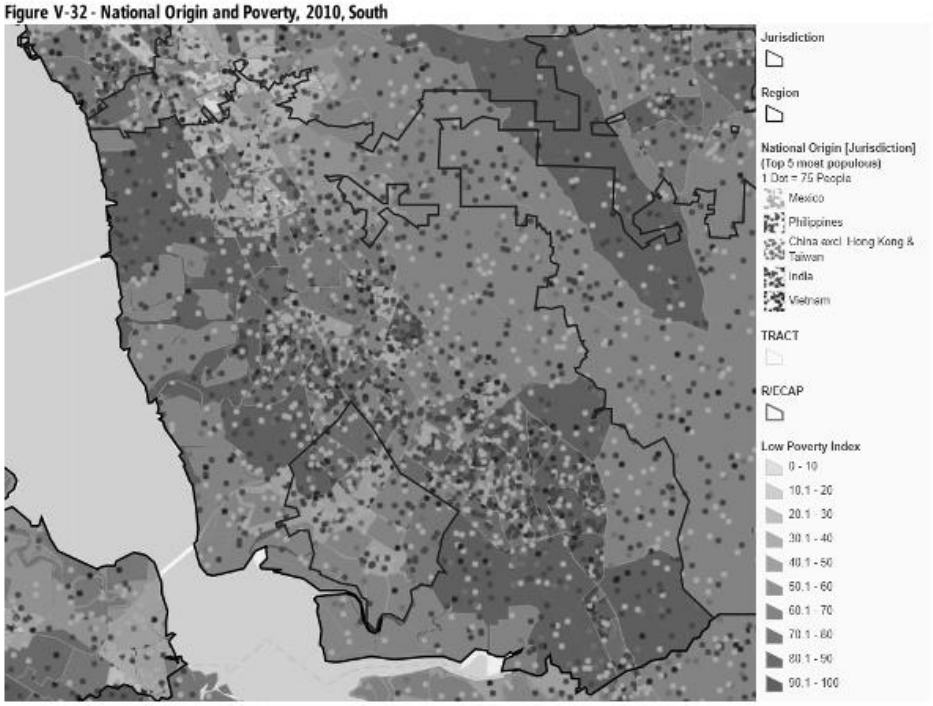
Source: AFFH Tool

Figure V-31 - National Origin and Poverty, 2010, North



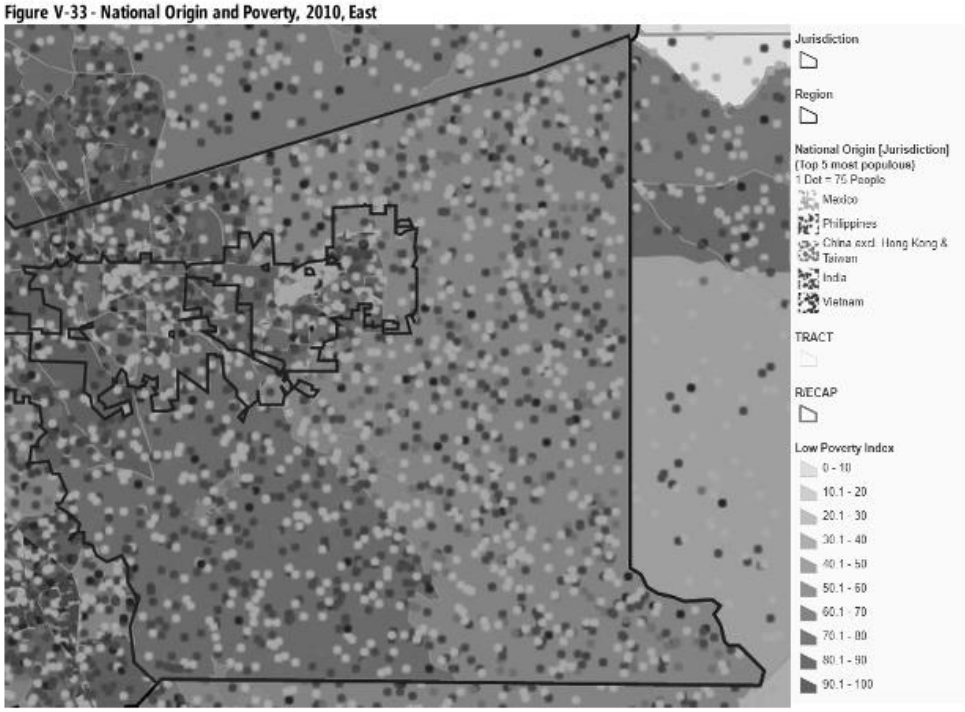
Source: AFFHT Tool

Figure V-32 - National Origin and Poverty, 2010, South



Source: AFFHT Tool

Figure V-33 - National Origin and Poverty, 2010, East



Source: AFFHT Tool

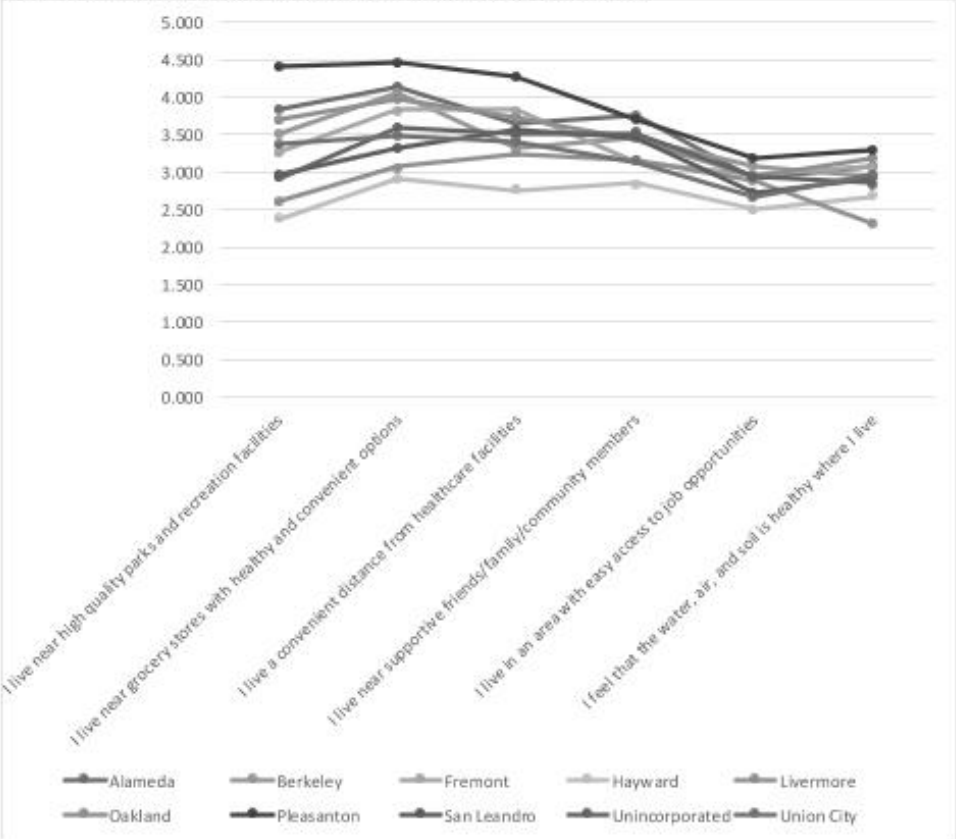
Resident Perspectives on Access to Low Poverty Neighborhoods

The community engagement process included a survey that asked residents about their perception of access to certain low poverty indicators, such as parks, grocery stores, healthcare facilities, a supportive community, jobs, and environmentally healthy soil, air, and water. Residents were asked to rate their agreement with the statements in the chart below.

Results are broken down by respondents' cities of residence; 5 indicates they strongly agree and 0 indicates they strongly disagree.

Overall, the statement "I live in an area with easy access to job opportunities" received the lowest scores while "I live near grocery stores with healthy and convenient options" received the highest scores. Additionally, there is a minimal disparity between the perception of access to environmental health and job opportunities, no matter which jurisdictions the respondent lived in.

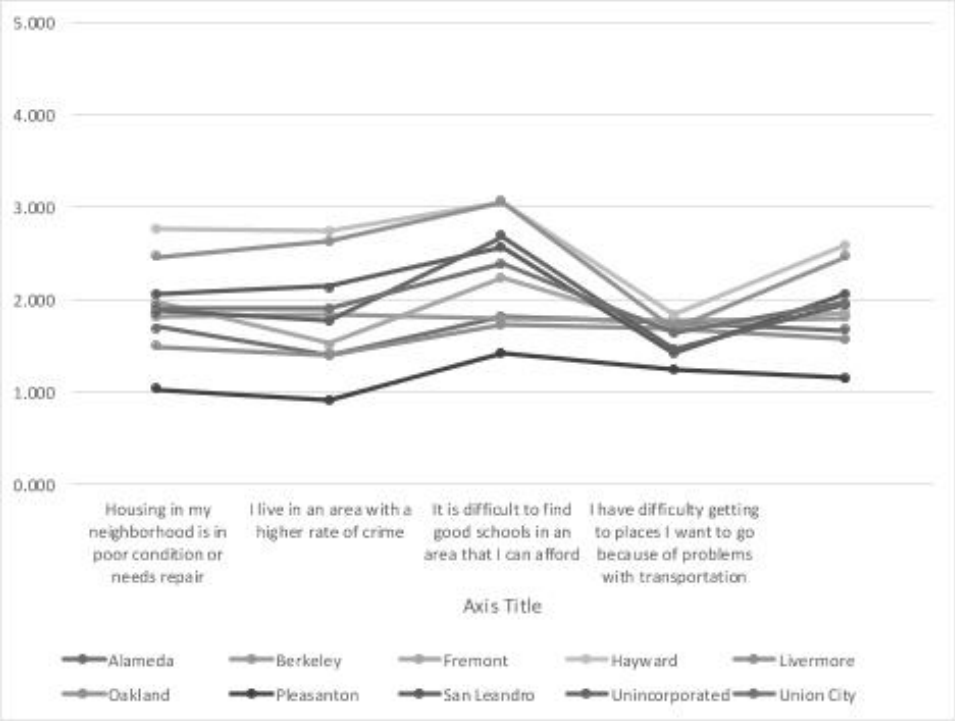
Figure V-34 - Resident Perceptions on Access to Low Poverty Indicators



Those residing in Pleasanton, on average, strongly agreed with the statements. The cities of Hayward and Oakland had the lowest average agreement with the statements.

The chart below also includes the average agreements of residents with the statements; however, stronger agreement, in this case, is negative; 5 indicates they strongly agree and 0 indicates they strongly disagree. Overall, there was not a large disparity between respondents who live in different jurisdictions regarding their access to transportation. The statement with the most agreement is "It is difficult to find good schools in an area that I can afford."

Figure V-35 - Resident Perceptions on Access to Low Poverty Indicators



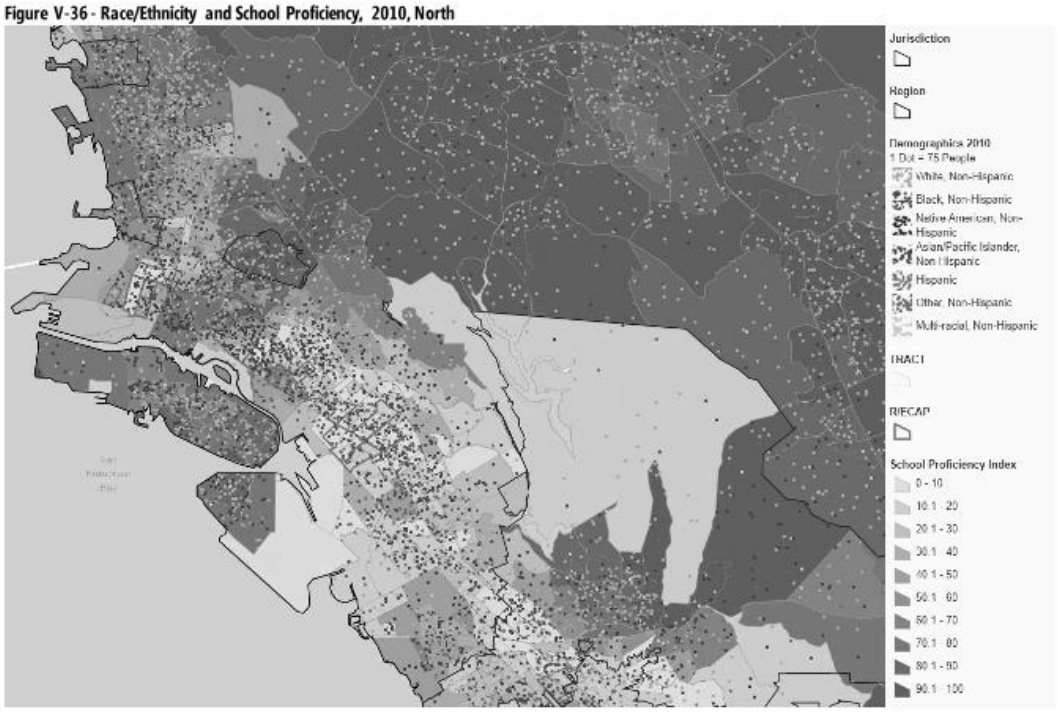
Residents of the cities of Hayward and Oakland had the highest average agreement with the statements, while Pleasanton had the lowest.

Education

Areas with a higher concentration of minority residents have less access to proficient schools.

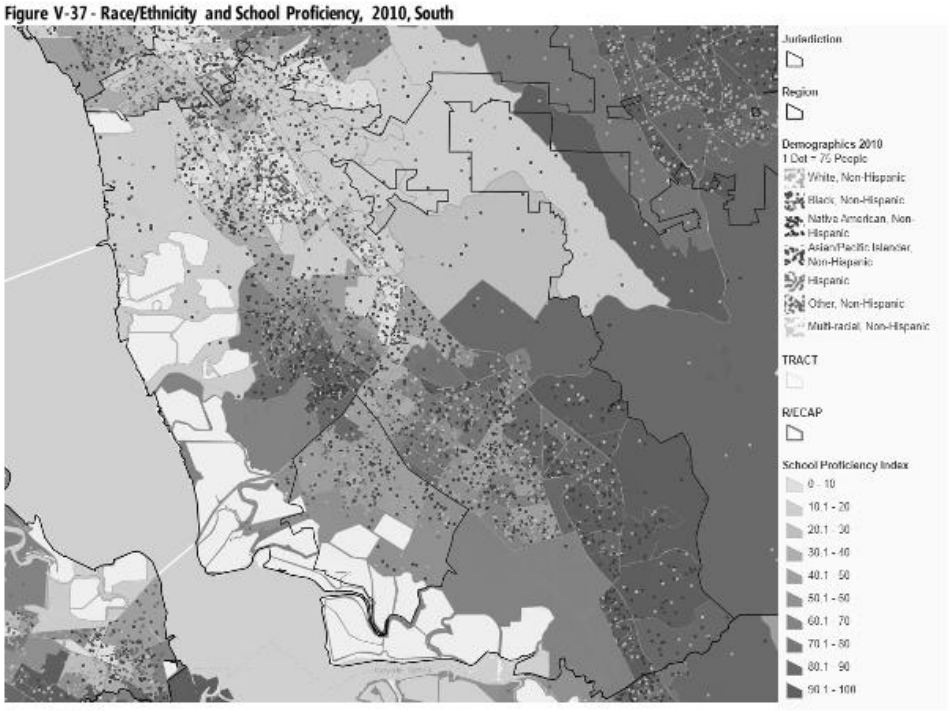
The figures below display race and ethnicity by school proficiency by census tract and national origin by the same measure. There is a concentration of black, Hispanic, and Asian or Pacific Islander residents in an area of low school proficiency. Areas with a greater concentration of white residents tend to have higher levels of school proficiency. Areas with a higher concentration of foreign-born residents tend to have lower school proficiency.

Figure V-36 - Race/Ethnicity and School Proficiency, 2010, North



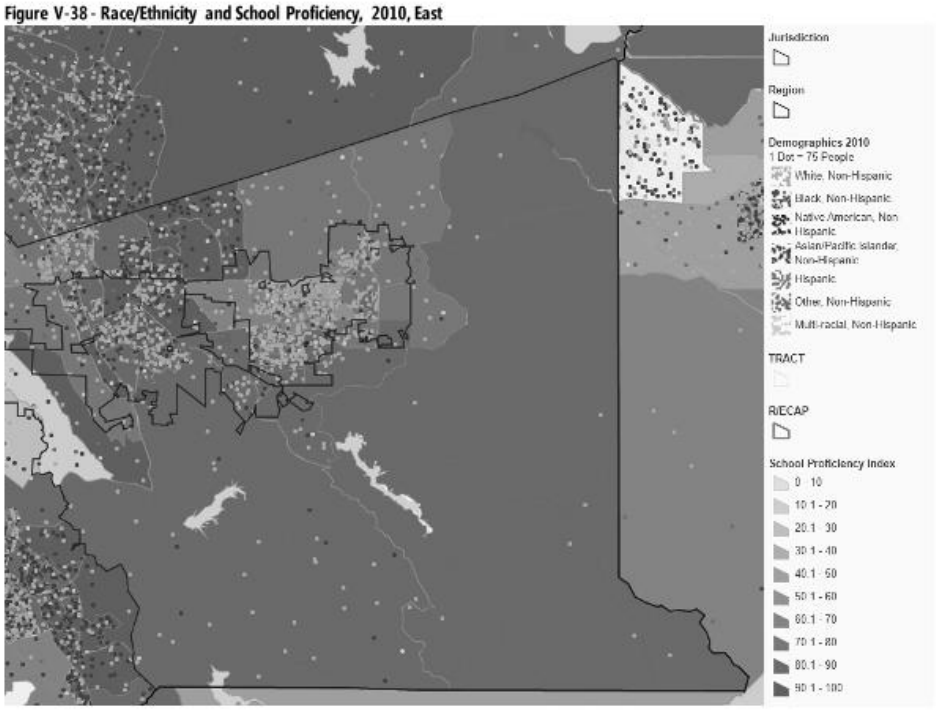
Source: AFFH Tool

Figure V-37 - Race/Ethnicity and School Proficiency, 2010, South



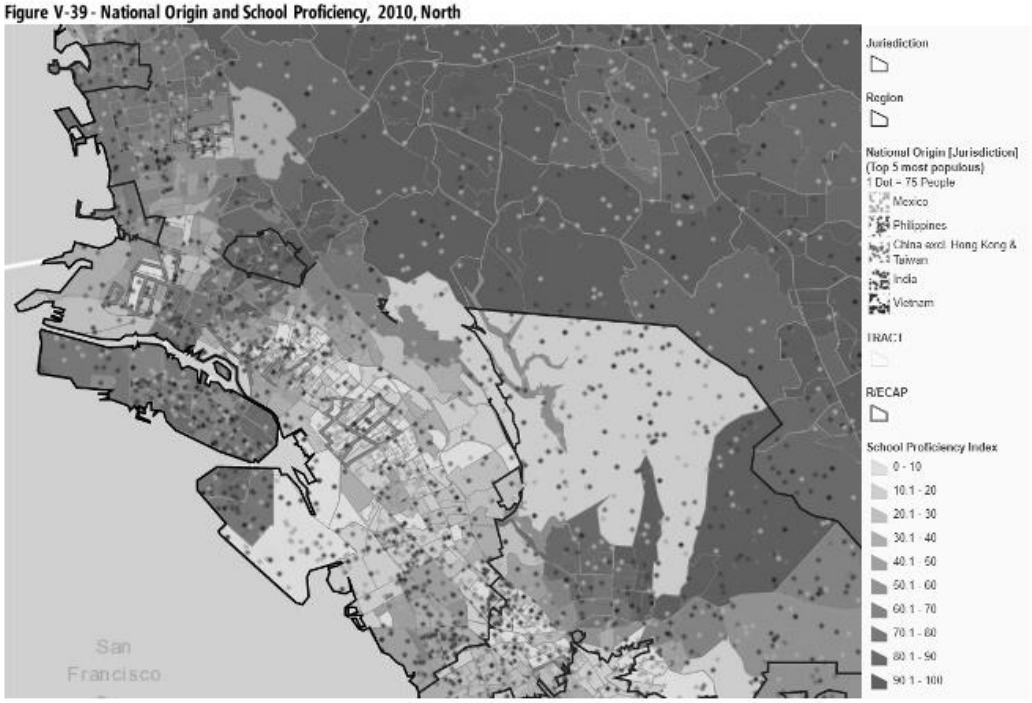
Source: AFFH Tool

Figure V-38 - Race/Ethnicity and School Proficiency, 2010, East



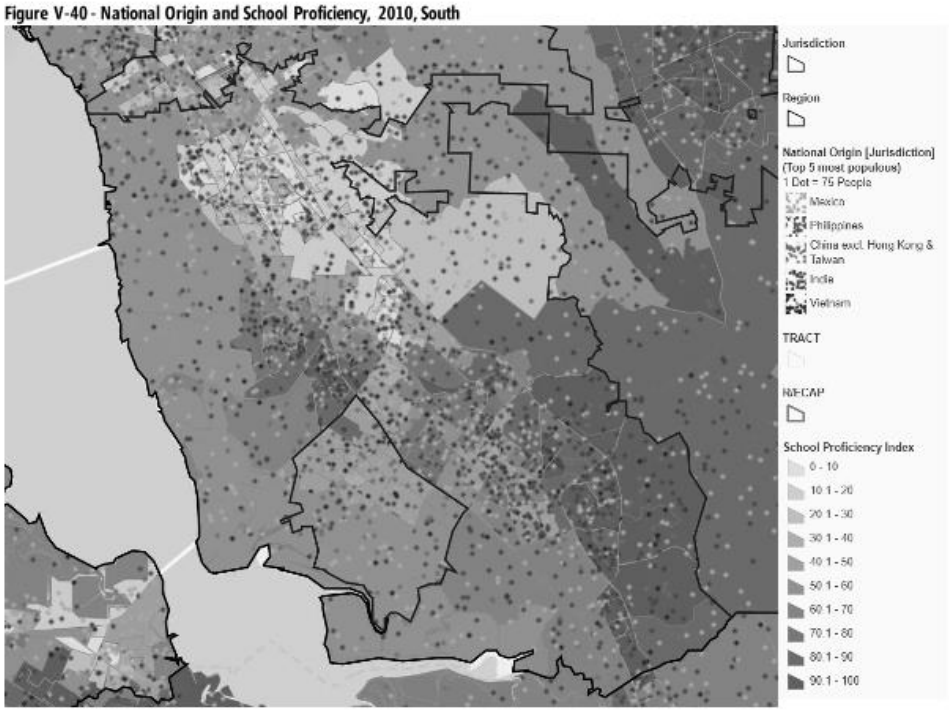
Source: AFFH Tool

Figure V-39 - National Origin and School Proficiency, 2010, North



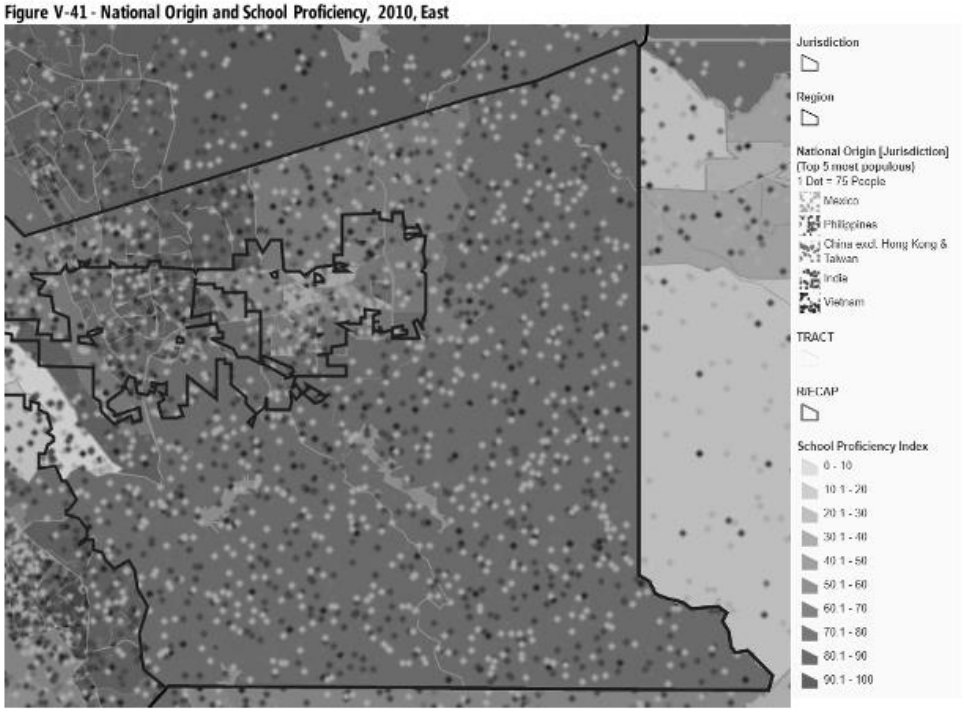
Source: AFFH Tool

Figure V-40 - National Origin and School Proficiency, 2010, South



Source: AFFH Tool

Figure V-41 - National Origin and School Proficiency, 2010, East



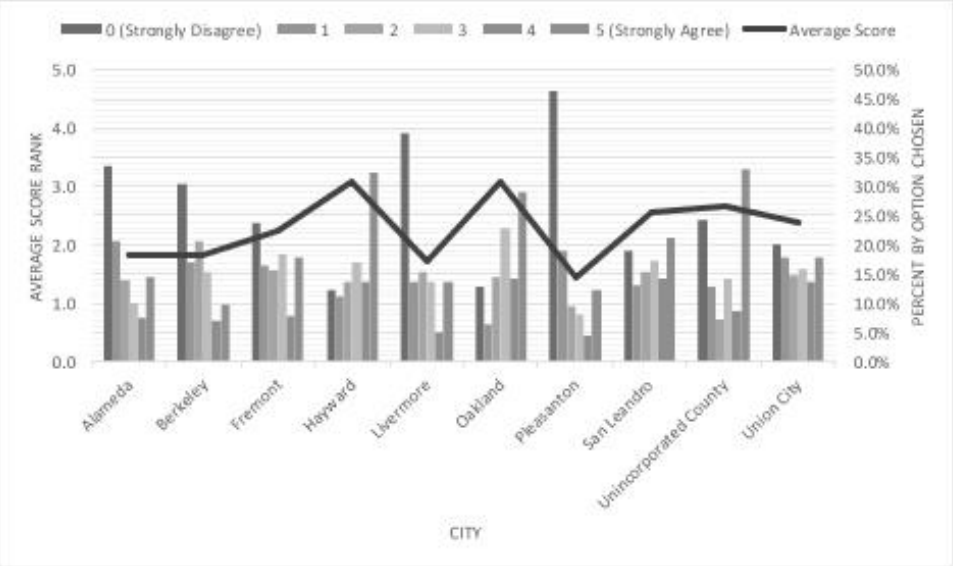
Source: AFFH Tool

Resident Perspectives on Access to Proficient Schools

The figure below presents the survey respondents' average ratings on access to good quality schools. Approximately 30 percent of respondents who live in Oakland and Hayward strongly agree it is difficult to find good schools in an area they can afford. Nearly 50 percent of respondents who live in Pleasanton strongly disagree with the same statement.

Figure V-42 - Resident Perceptions on Access to Good Schools

"It is difficult to find good schools in an area that I can afford."



Employment

The jobs proximity index is a measure of the distance of census tracts from all job locations. Proximity to jobs is similar for all races across the County who are above and below the federal poverty line.

Proximity to jobs is similar across all racial groups, but white and Asian or Pacific Islander residents have more access to labor market resources.

- Asian or Pacific Islander residents in the Consortium areas have the greatest proximity to jobs of all races below the poverty line.
- Asian or Pacific Islander residents in Berkeley have the greatest proximity to jobs of all races above and below the poverty line.
- Asian or Pacific Islander residents in Oakland have the greatest proximity to jobs of all races.

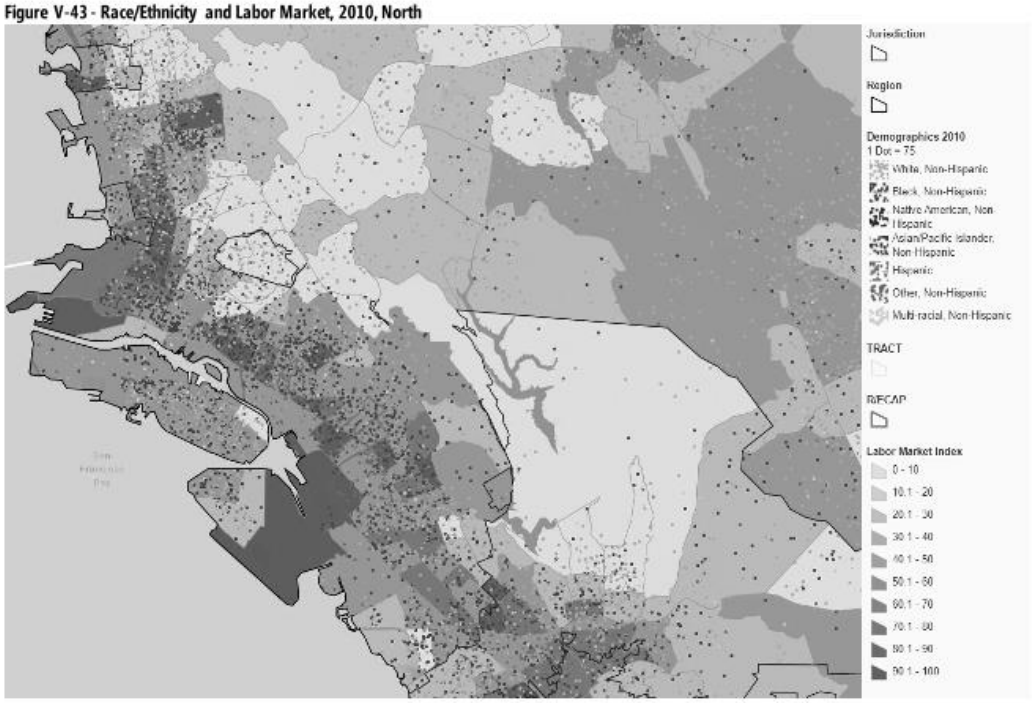
The labor market index measures levels of market engagement and human capital, based on employment, labor force participation, and educational attainment, in a census tract. White and Asian or Pacific Islander residents have greater access to the labor market than all other races in the Consortium.

In Berkeley, white residents have a considerably higher index compared to other races. Asian or Pacific Islander residents have the lowest index.

In Oakland, white residents have a much higher index than all other races (more than 28 points higher than Asian or Pacific Islander residents, the group with the second highest index).

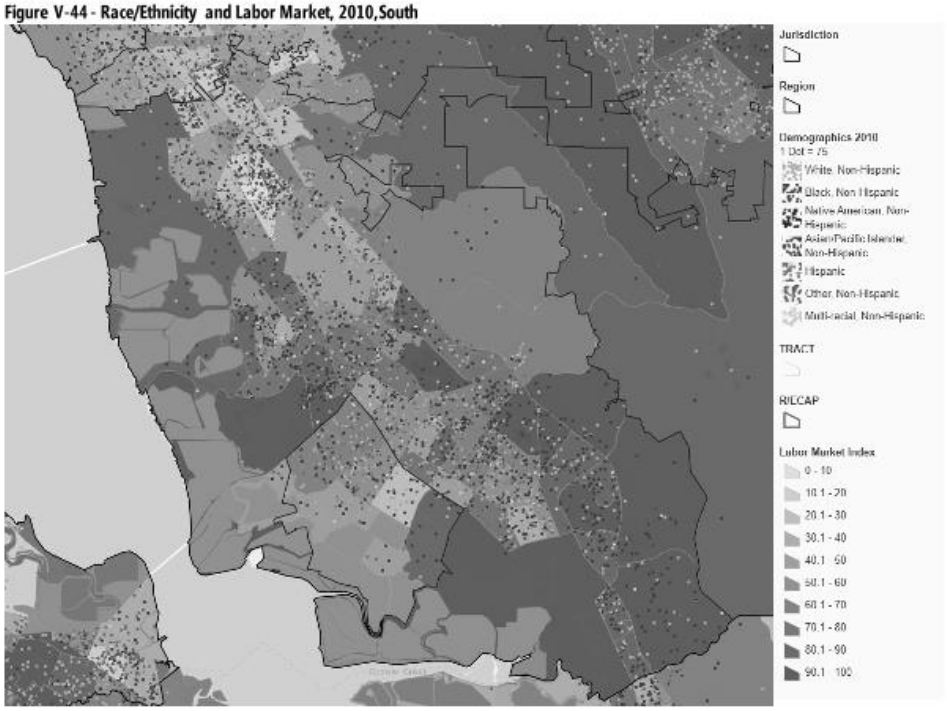
As the map below displays, there is a high concentration of minority and foreign-born residents in census tracts with lower access to human capital. Particularly, there is a high concentration of black and foreign-born Mexican residents in the areas with a low labor market index.

Figure V-43 - Race/Ethnicity and Labor Market, 2010, North



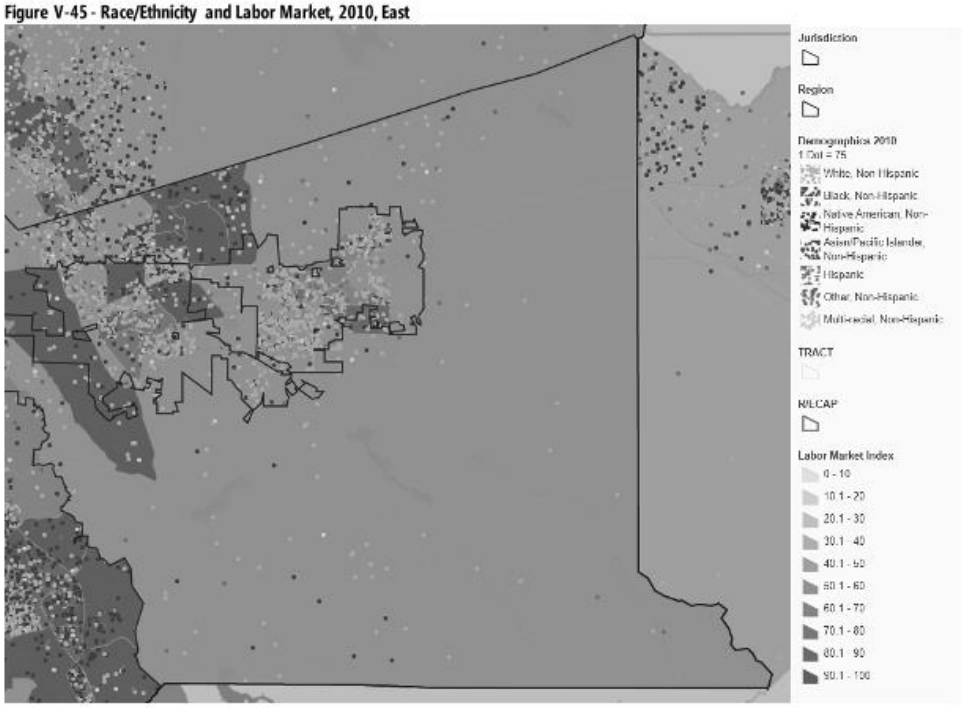
Source: AFFH Tool

Figure V-44 - Race/Ethnicity and Labor Market, 2010, South



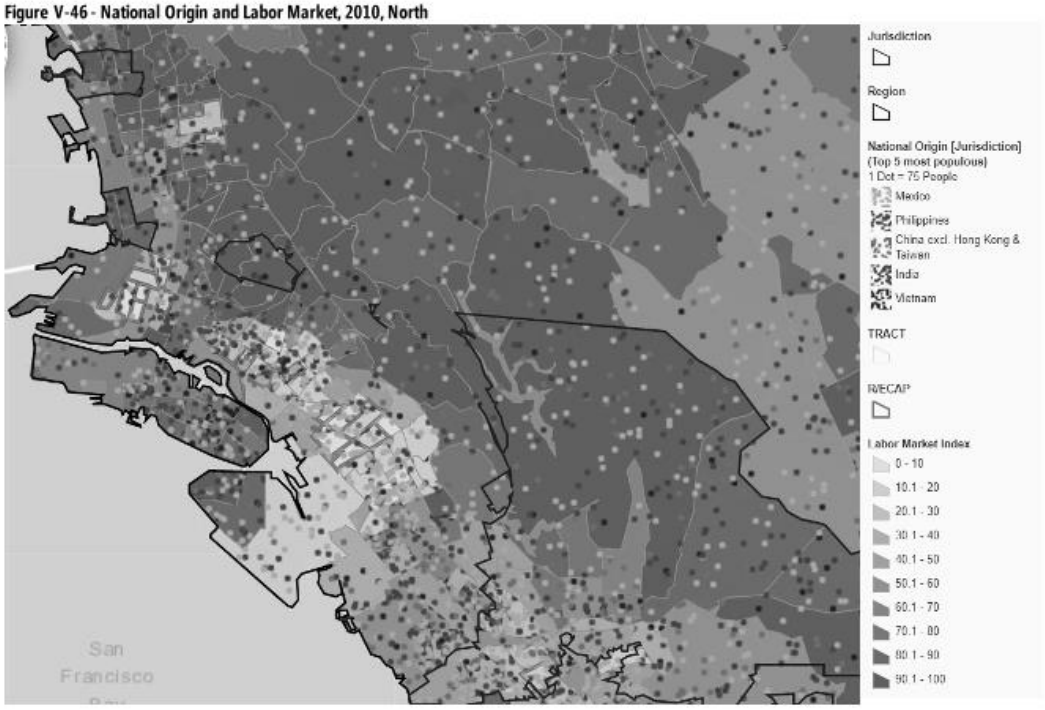
Source: AFFH Tool

Figure V-45 - Race/Ethnicity and Labor Market, 2010, East



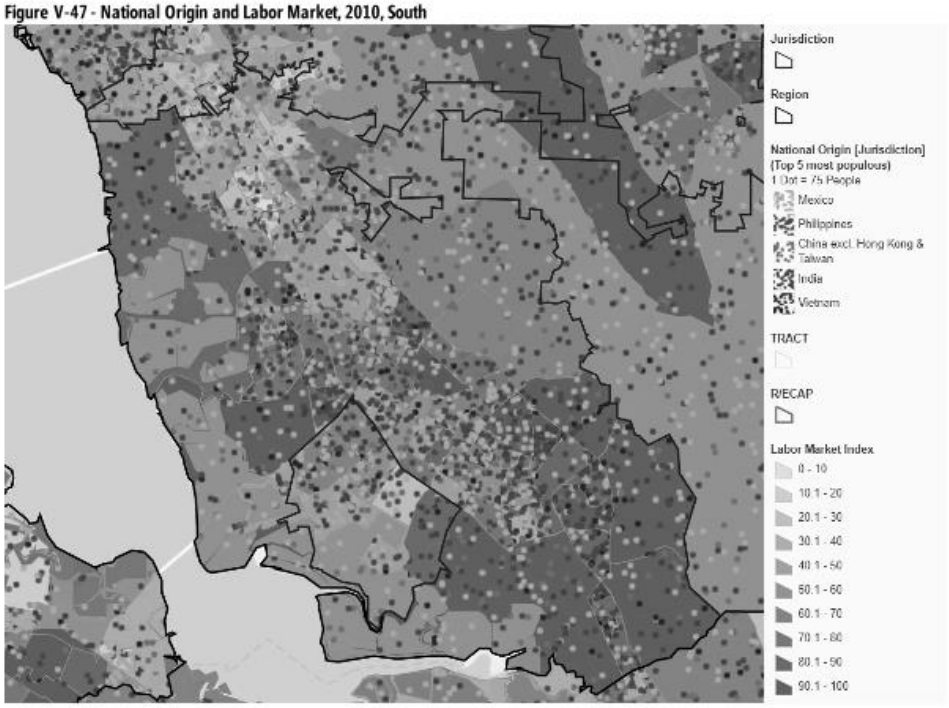
Source: AFFH Tool

Figure V-46 - National Origin and Labor Market, 2010, North



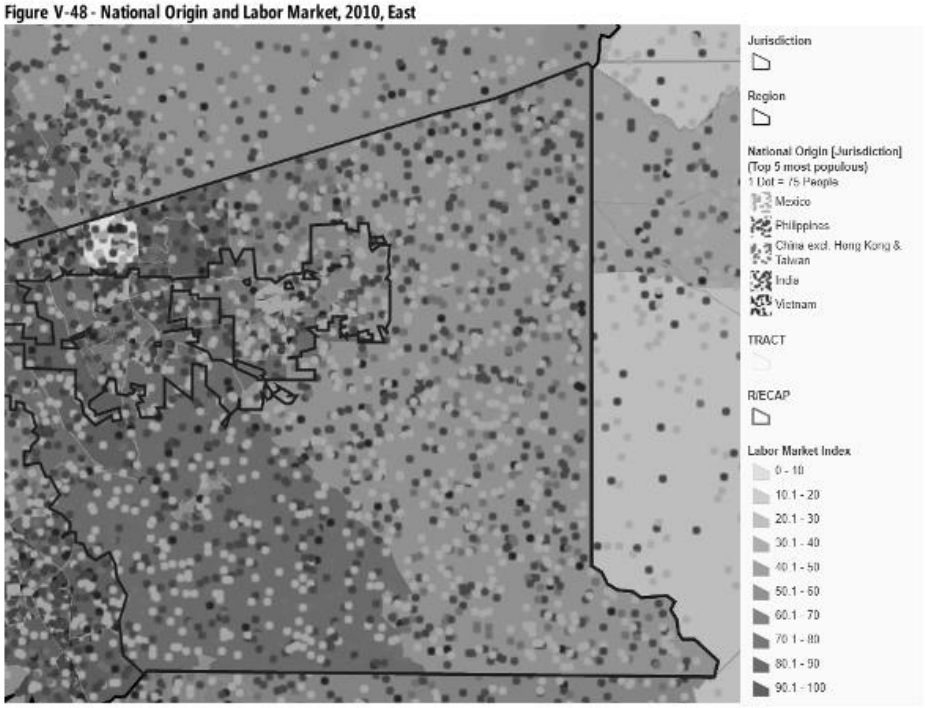
Source: AFFH Tool

Figure V-47 - National Origin and Labor Market, 2010, South



Source: AFFH Tool

Figure V-48 - National Origin and Labor Market, 2010, East



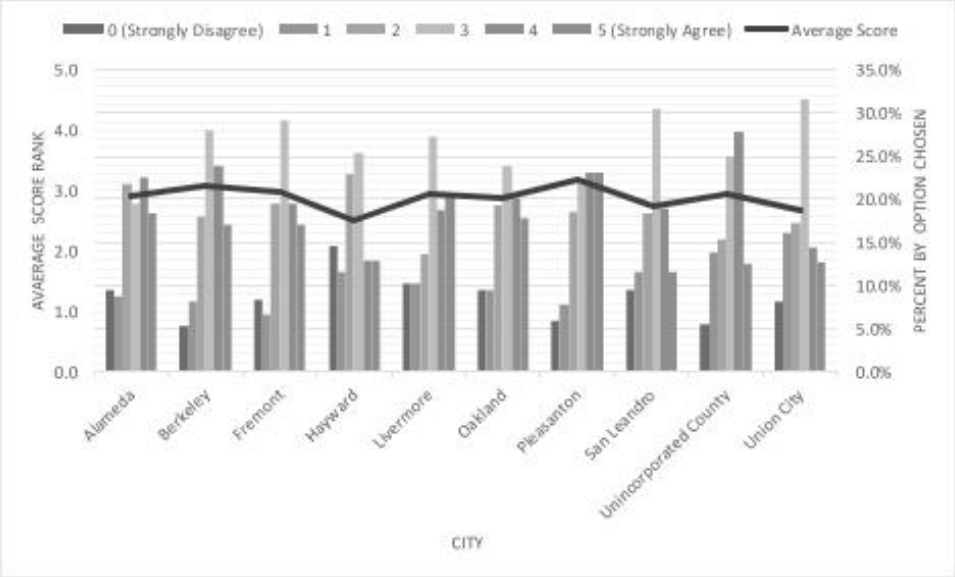
Source: AFFH Tool

Resident perspectives on access to employment opportunities

The figure below presents the survey respondents' average ratings on access to job opportunities. The breakdown of ratings is approximately even across the participating jurisdictions. However, Hayward and Union City have the lowest average scores at 2.48 and 2.66, respectively, indicating they disagree most with the statements below.

Figure V-49 - Resident Perceptions on Access to Jobs

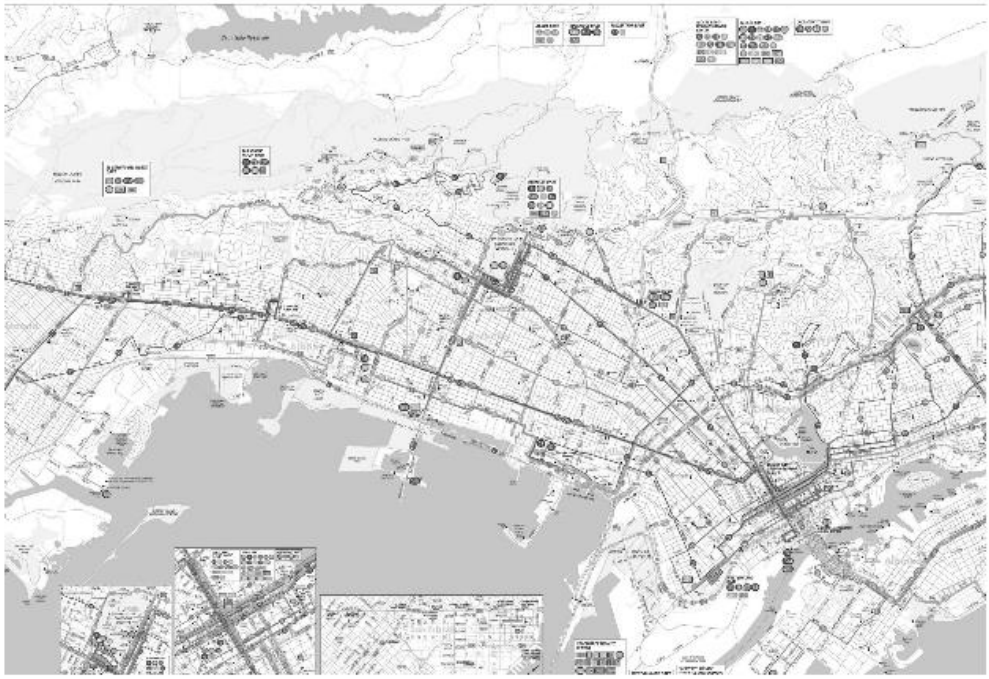
"I live in an area with easy access to job opportunities."



Transportation

As displayed in Table V-9 above, there is not a significant disparity in access to transportation. The figures below display the Alameda-Contra Costa (AC) Transit District, Bay Area Rapid Transit (BART), and Livermore-Amador Valley Transit Authority system maps. These three transit services provide transit nearly everywhere within Alameda County as well as connections to the region.

Figure V-50 - System Map – North Alameda County



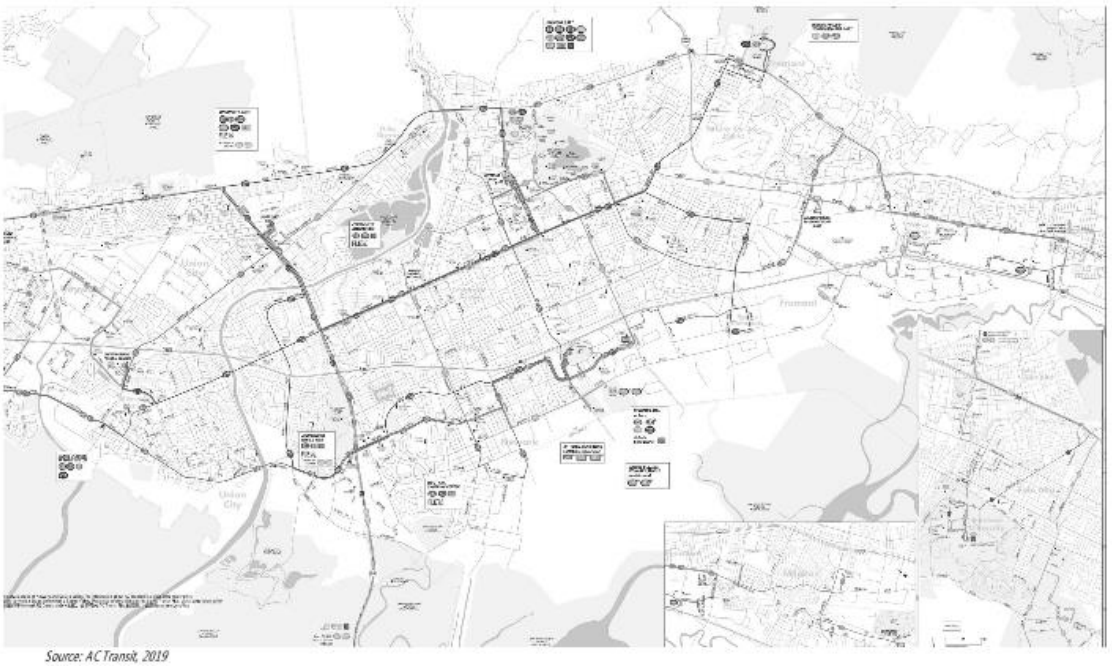
Source: AC Transit, 2019

Figure V-51 - AC Transit System Map – Central Alameda County



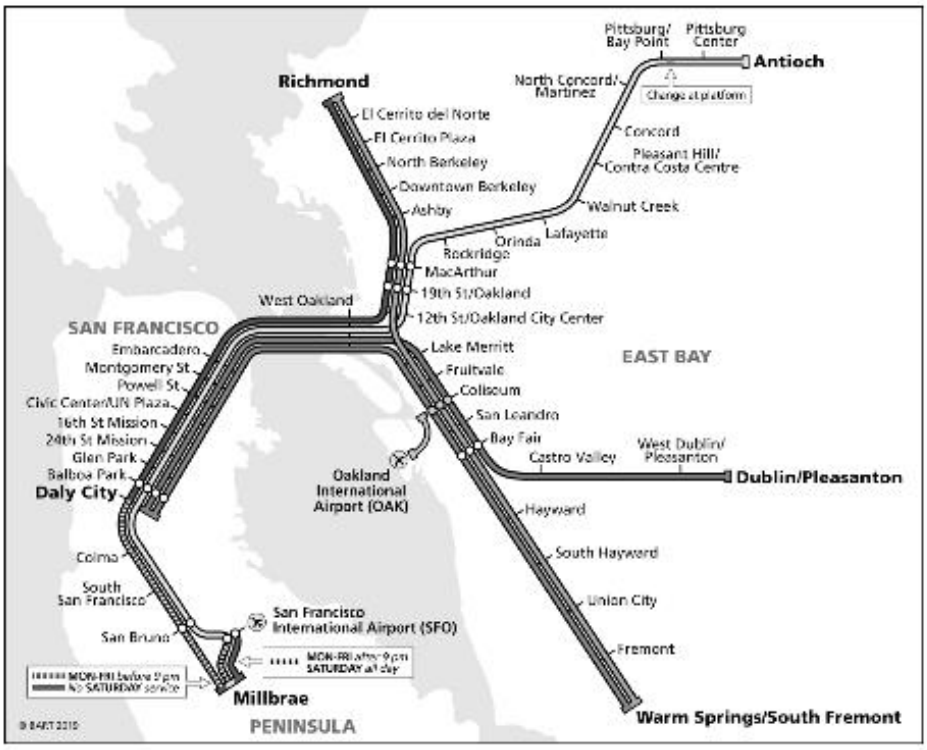
Source: AC Transit, 2019

Figure V-52 - AC Transit System Map –South Alameda County



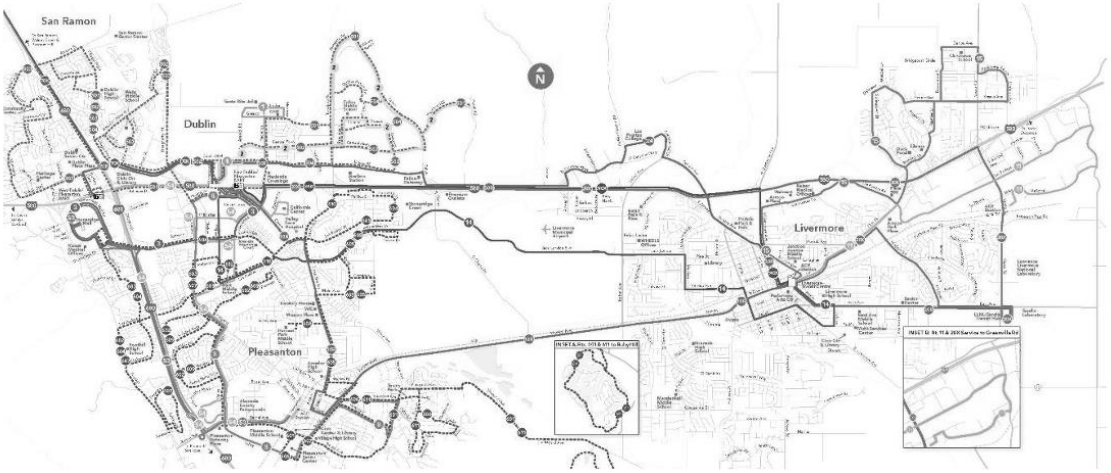
Source: AC Transit, 2019

Figure V-53 - Bay Area Rapid Transit Weekday System Map



Source: BART, 2019

Figure V-54 - Livermore-Amador Valley Transit Authority System Map



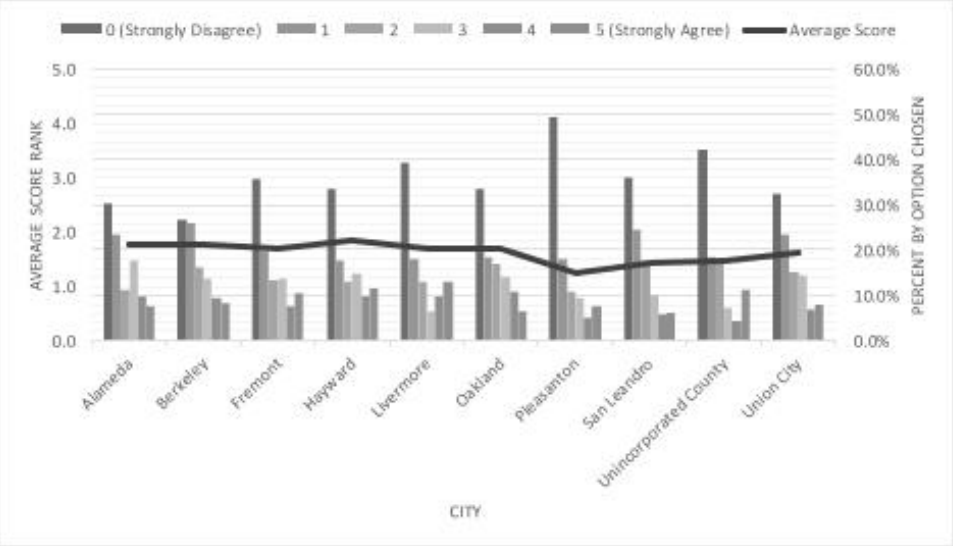
Source: Livermore-Amador Valley Transit Authority, 2019

Resident Perspectives on Access to Transportation

The figure below presents the survey respondents' average ratings on access to transportation. The breakdown of ratings is approximately even across the participating jurisdictions. However, respondents who live in Pleasanton had the most disagreement with the statement. Overall, the average ranking of residents located in different cities ranged from 1.24 to 1.76. This indicates that overall, residents living in participating jurisdictions do not find it difficult to get to places they need to go.

Figure V-55 - Resident Perceptions on Access to Transportation

"I have difficulty getting to places I want to go because of problems with transportation."



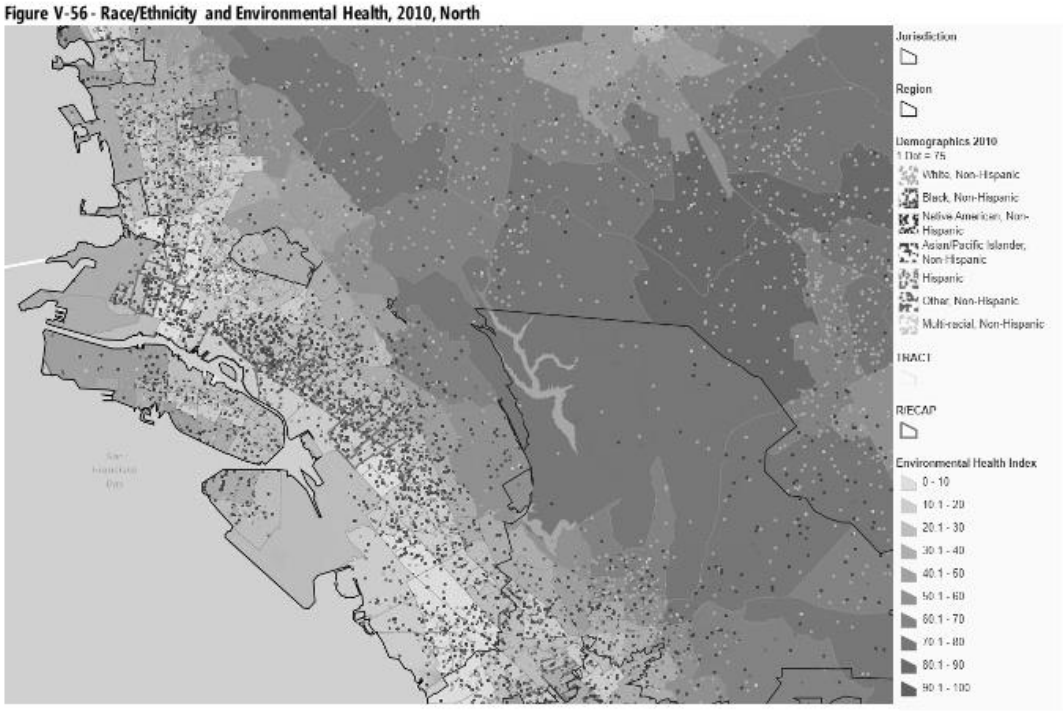
Environmental Health

Black and foreign-born Mexican residents have the least access to environmental health.

The environmental health index measures exposure to harmful toxins on the census tract level. As seen in Figures V-56 to V-58 below, the Consortium has moderately low access to environmental health. Overall, white residents have a higher score than all other racial groups. The same is true for Berkeley and Oakland. The region has a similar pattern for access to environmental health.

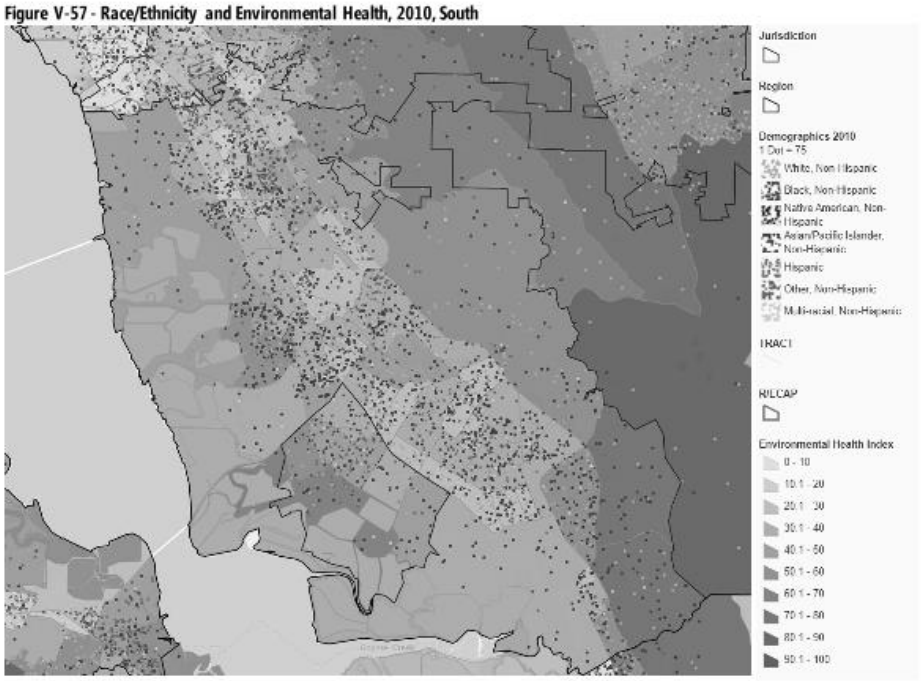
The maps below display race and national origin by environmental health index. Throughout Alameda County, there is a concentration of black residents in areas with low environmental health scores; the same is true for for concentrations of foreign-born Mexican residents.

Figure V-56 - Race/Ethnicity and Environmental Health, 2010, North



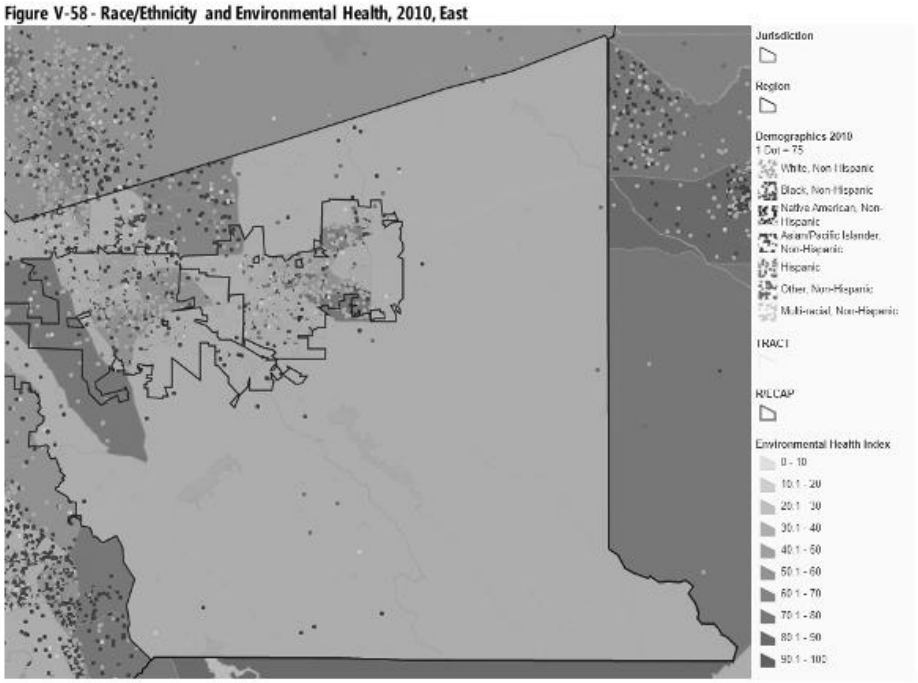
Source: AFFH Tool

Figure V-57 - Race/Ethnicity and Environmental Health, 2010, South



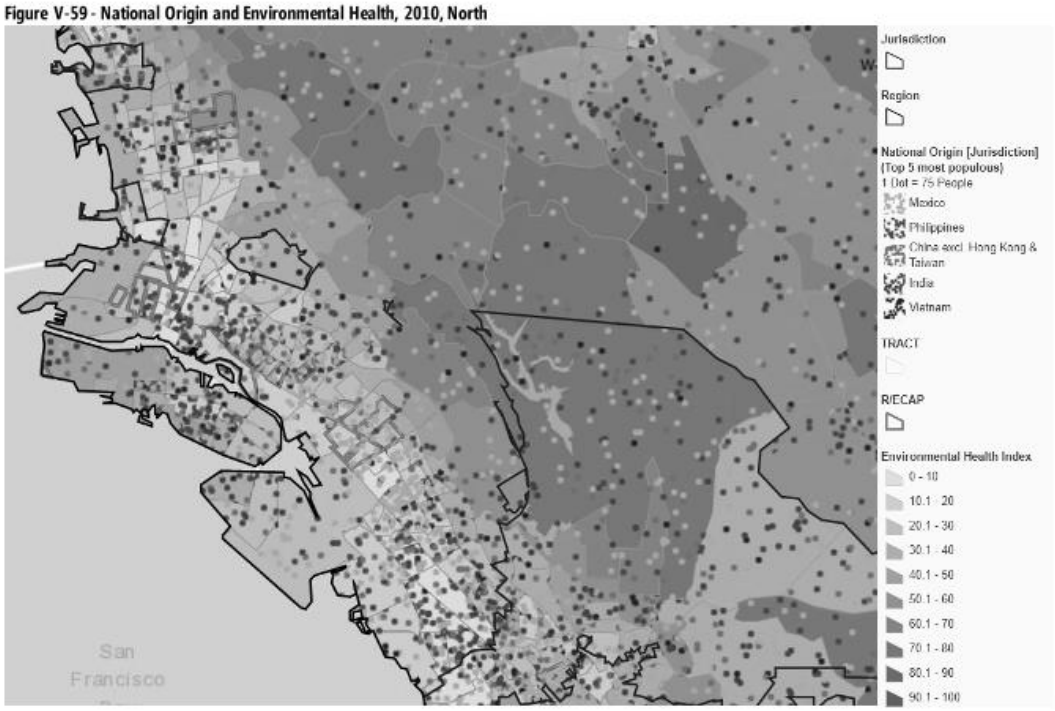
Source: AFFH Tool

Figure V-58 - Race/Ethnicity and Environmental Health, 2010, East



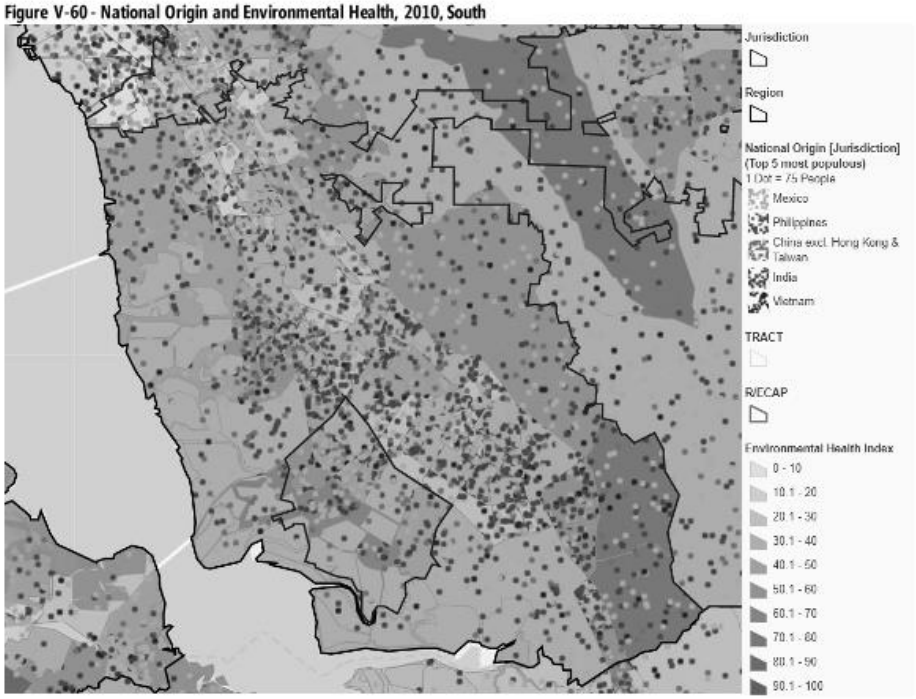
Source: AFFH Tool

Figure V-59 - National Origin and Environmental Health, 2010, North



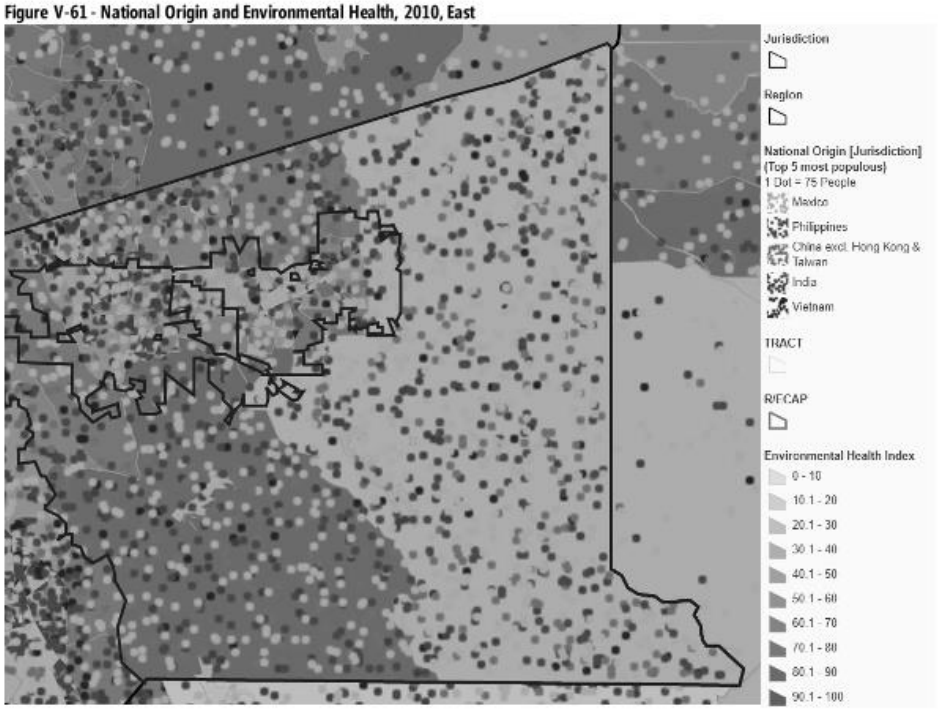
Source: AFFH Tool

Figure V-60 - National Origin and Environmental Health, 2010, South



Source: AFFH Tool

Figure V-61 - National Origin and Environmental Health, 2010, East



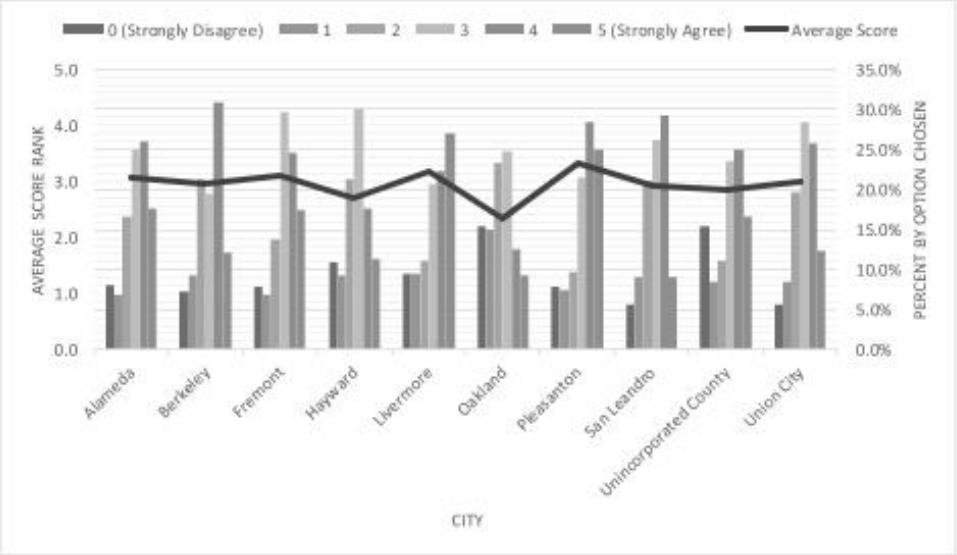
Source: AFFH Tool

Resident Perspectives on Access to Environmental Health

The figure below presents the survey respondents' average ratings on access to environmental health, such as clean water, air, and soil. Respondents who live in Pleasanton had the most agreement with the statement, while Oakland and Hayward had the least.

Figure V-62 - Resident Perceptions on Access to Environmental Health

"I feel that the water, air, and soil are healthy where I live."



Patterns in Disparities in Access to Opportunity

Disparities across the participating jurisdictions, as seen from the above maps and tables, are largely along racial and ethnic lines. Areas of higher concentrations of minority and foreign-born residents score lower on all opportunity indexes, except for transit and low transportation costs. This trend is the same for the region. However, Fremont, Livermore, and Pleasanton tend to have high indicators across all racial groups.

Overall, respondents living in the cities of Hayward and Oakland, on average, did not feel that they had access to certain opportunity indicators. These cities also have a majority minority population.

Contributing Factors of Disparities in Access to Opportunity

The table below identifies factors that significantly create, contribute to, perpetuate, or increase disparities in access to opportunity in Alameda County.

Table V-10 - Contributing Factors of Disparities in Access to Opportunity

Contributing Factors	Alameda County	Alameda	Berkeley	Fremont	Hayward	Livermore	Oakland	Pleasanton	San Leandro	Union City
Access to financial services (See: Lending Discrimination)	X	X	X	X	X	X	X	X	X	X
The availability, type, frequency, and reliability of public transportation										
Lack of private investments in specific neighborhoods (See: Table V-9 - Opportunity Indicators, by Race/Ethnicity, Alameda County and Region)	X			X	X		X		X	X
Lack of public investments in specific neighborhoods, including services or amenities										
Lack of regional cooperation										
Land use and zoning laws										
Lending discrimination										
Location of employers (See: Table V-9 - Opportunity Indicators, by Race/Ethnicity, Alameda County and Region)	X	X	X	X	X	X	X	X	X	X
Local environmental health hazards										
Location of proficient schools (See: Table V-9 - Opportunity Indicators, by Race/Ethnicity, Alameda County and Region)	X	X	X	X		X	X		X	X
Location and type of affordable housing (See: Table V-9 - Opportunity Indicators, by Race/Ethnicity, Alameda County and Region)	X	X	X	X	X	X	X	X	X	X
Occupancy codes and restrictions										
Private discrimination										
Source of income discrimination										

Contributing Factors	Alameda County	Alameda	Berkeley	Fremont	Hayward	Livermore	Oakland	Pleasanton	San Leandro	Union City
Other: Limited supply of affordable housing in areas with access to opportunity (See: Table V-9 - Opportunity Indicators, by Race/Ethnicity, Alameda County and Region)	X	X	X	X	X	X	X	X	X	X

Notes: [1] While some jurisdictions have recently adopted a few local bonds, including Alameda's Measure A1 and Berkeley's Measures O and P, that have helped address affordable housing, the need is still much larger.

Disproportionate Housing Needs

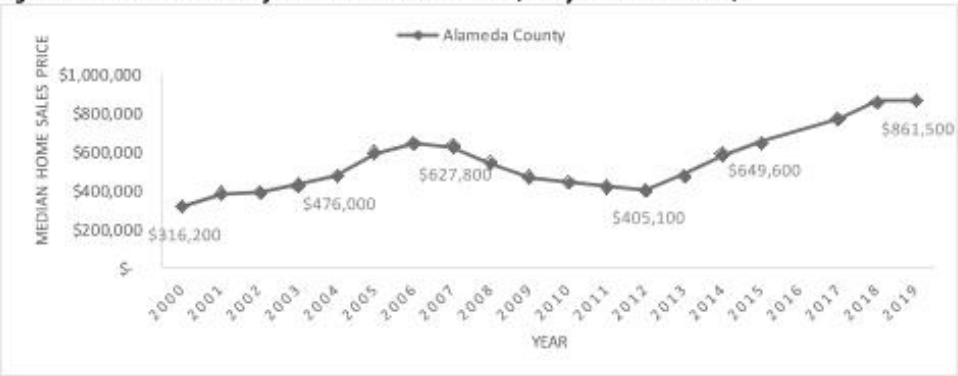
The AFFH rule defines "disproportionate housing needs" as a condition in which there are significant differences in the proportion of members of a protected class experiencing a category of housing needs when compared to the total population experiencing that category of housing need (HUD, 2015).

Rapidly Increasing Housing Costs

Housing costs for ownership and rental units have increased dramatically in the last decade for the participating jurisdictions. Vacancy rates remain severely low, especially for ownership units.

Using data from Zillow, the figure below displays the median average home sales price for the entire County since 2000. In less than 20 years, the median home sales price has risen from approximately $300,000 to nearly $900,000. Prices decreased during the economic recession of 2008 but have since rebounded and exceeded pre-recession levels.

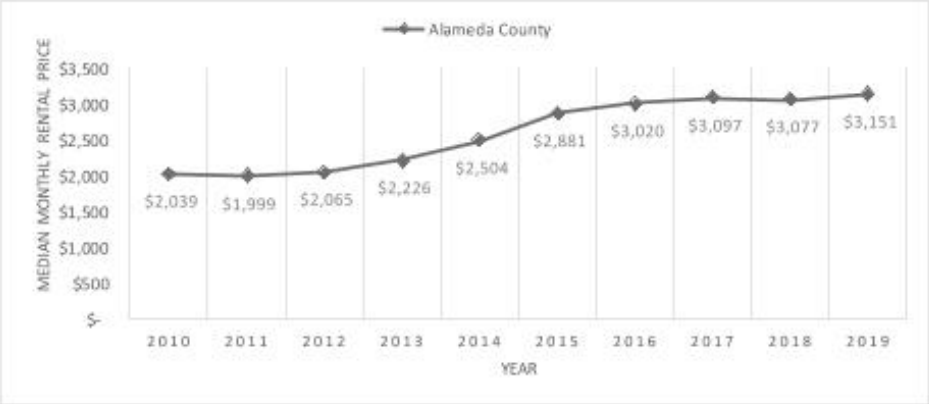
Figure V-63 - Alameda County Median Home Sales Price (unadjusted for inflation)



Source: Zillow data, 2019

Figure V-64 shows the median monthly rental price of the entire County since 2010. The median rent has risen an average of $1,000 since 2010, representing an increase of 55 percent in a 9-year period. The graph does not account for inflation.

Figure V-64 - Alameda County Median Monthly Rental Price (unadjusted for inflation)



Source: Zillow data, 2019

The following table demonstrates the vacancy rates across participating jurisdictions. The United States vacancy rate is 7 percent for rental units and 1.4 percent for ownership units (Census, 2018a). The California vacancy rate is 3.6 percent for rental units and 1.2 for ownership units (Census, 2018b). Low vacancy rates typically indicate a tight housing market. Rental vacancies for all participating jurisdictions have remained below 4 percent since 2000. Homeowner vacancy has remained extremely low throughout the last two decades. This suggests the Alameda County housing market is extremely tight.

Overcrowding is defined by HUD as more than one person per room in a housing unit, and severe (or extreme) overcrowding is considered more than 1.5 persons per room in a housing unit. Overcrowding remains low throughout the participating jurisdictions with the exception of Newark, Fremont, and Hayward, which have overcrowding rates of 14.1 percent, 13.8 percent, and 12.6 percent, respectively.

Table V-11 - Housing Market Trends, Alameda County and Cities

	Alameda	Alameda County	Albany	Berkeley	Dublin	Emeryville	Fremont	Hayward	Livermore	Newark	Oakland	Piedmont	Pleasanton	San Leandro	Union City
Vacancy Rate															
2000															
Rental Vacancy	2.4%	2.5%	2.6%	2.8%	8.1%	3.6%	1.7%	2.6%	2.0%	1.2%	2.7%	2.5%	3.2%	2.2%	1.3%
Owner Vacancy	0.5%	0.7%	0.7%	0.7%	0.7%	1.2%	0.6%	0.6%	0.4%	0.4%	1.0%	0.2%	0.5%	0.6%	0.5%
2017															
Rental Vacancy	2.5%	2.6%	1.3%	2.8%	1.6%	1.6%	3.4%	3.2%	2.9%	1.3%	2.5%	0.0%	3.4%	1.1%	3.4%
Owner Vacancy	0.2%	0.6%	0.5%	0.3%	0.3%	0.3%	0.5%	0.6%	6.0%	0.5%	1.2%	0.8%	0.3%	0.7%	0.6%
New Development															
Units built 2000 or more recently (Out of all units)	6.3%	9.7%	14.1%	6.0%	49.2%	32.7%	6.8%	10.2%	15.2%	4.1%	7.7%	2.6%	12.9%	5.4%	12.9%
Overcrowding, 2017															
Renters overcrowded	3.9%	7.5%	6.9%	2.7%	4.2%	2.0%	13.8%	12.6%	6.0%	14.1%	6.2%	1.6%	5.0%	7.6%	7.0%
Renters extremely overcrowded	2.7%	4.2%	3.7%	2.7%	2.0%	3.2%	4.6%	5.4%	2.4%	6.3%	5.1%	0.0%	1.8%	3.5%	2.0%
Owners overcrowded	0.7%	2.6%	2.3%	0.6%	1.0%	1.1%	2.8%	5.0%	1.4%	5.1%	2.9%	0.5%	0.5%	3.3%	4.1%
Owners extremely overcrowded	0.7%	0.8%	0.0%	0.6%	0.0%	1.3%	0.7%	1.5%	0.2%	1.0%	1.1%	0.3%	0.3%	1.1%	0.8%

Sources: Decennial Census 2000; 2013-2017 ACS 5-Year Estimates

Hourly Wage Needed to Afford Rental Housing in the Region

Alameda County's housing wage is below the regional average but much higher than the state's.

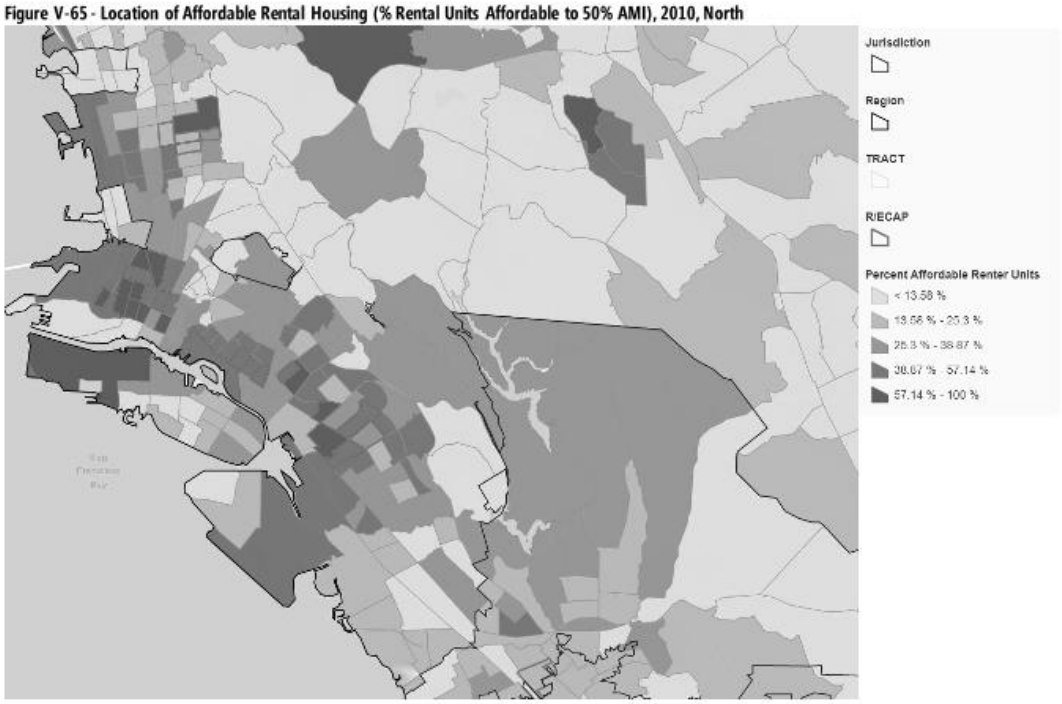
The National Low-Income Housing Coalition (NLIHC) 2018 Out of Reach Study listed the region as one of the least affordable areas in the United States. To be able to afford a two-bedroom fair market rate unit in Alameda County, a household would need to earn $44.79 per hour or $93,163 annually ("housing wage"). Comparatively, the average housing wage for the region is $53.93 per hour or $112,174 annually and the average housing wage for California is $32.68 per hour or $67,974 annually.

Location of Affordable Housing

Many affordable rental units are provided in areas with higher concentrations of minority residents.

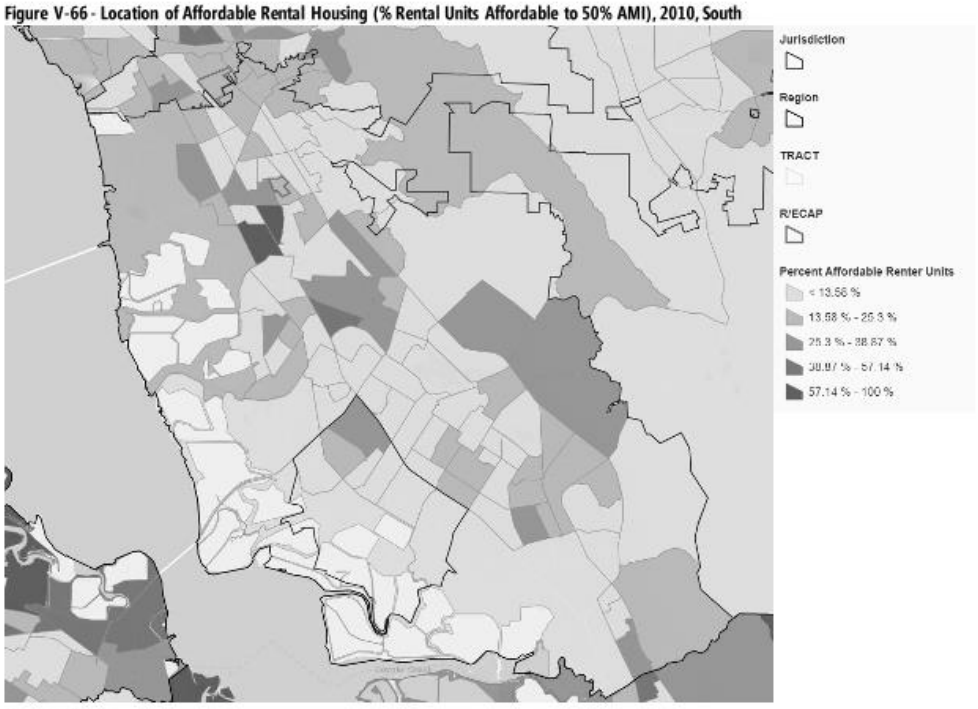
The figure below displays the location of affordable housing by census tract. This map only applies to those at 50 percent of the area median income (AMI), which is considered very low income (low income is 50 to 80 percent AMI). Affordable housing is available in census tracts which have been identified to house a concentration of minority residents. R/ECAP tracts tend to have a higher rate of housing burden, defined as paying more than 50 percent of one's income to rent.

Figure V-65 - Location of Affordable Rental Housing (% Rental Units Affordable to 50% AMI), 2010, North



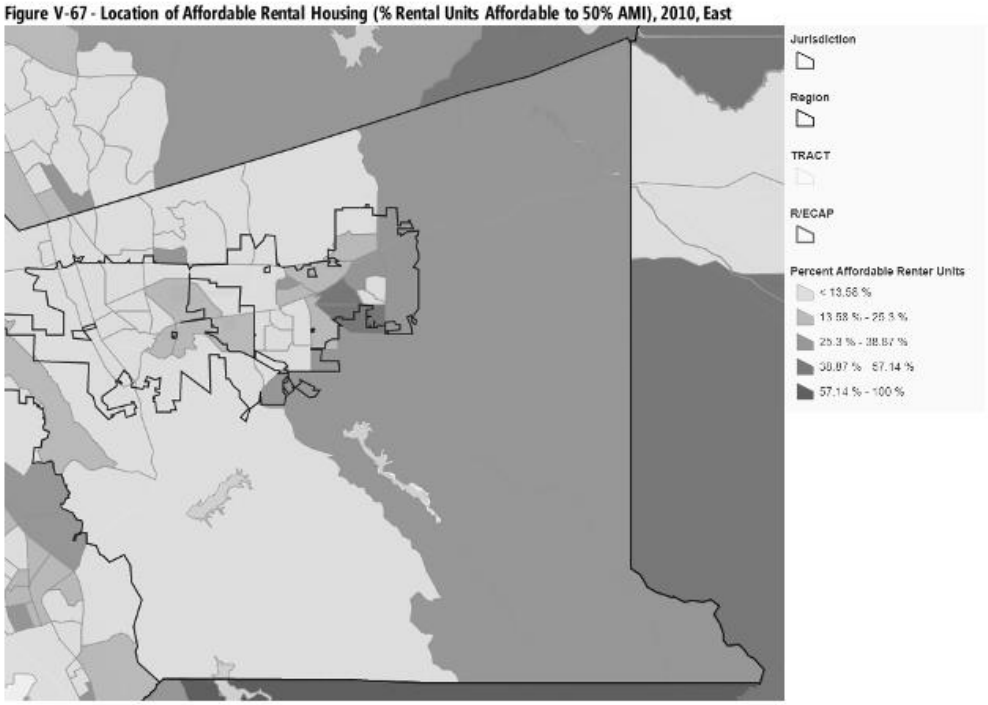
Source: AFFH Tool

Figure V-66 - Location of Affordable Rental Housing (% Rental Units Affordable to 50% AMI), 2010, South



Source: AFFH Tool

Figure V-67 - Location of Affordable Rental Housing (% Rental Units Affordable to 50% AMI), 2010, East



Source: AFFH Tool

Homelessness

Homelessness has grown by 42 percent across the participating jurisdictions since 2017.

According to the 2019 Point-In-Time (PIT) count, there were 8,022 homeless people living in the participating jurisdictions, 6,312 of whom are unsheltered. Total counts for all cities in the County are included in the table below.

Table V-12 - 2019 Point-In-Time Counts by City

Jurisdiction	Sheltered	Unsheltered	Total
Alameda	99	132	231
Albany	0	35	35
Berkeley	295	813	1,108
Dublin	0	8	8
Emeryville	0	178	178
Fremont	123	485	608
Hayward	115	372	487
Livermore	85	179	264
Newark	30	59	89
Oakland	861	3,210	4,071
Piedmont	0	0	0
Pleasanton	0	70	70
San Leandro	74	344	418
Unincorporated County	28	321	349
Union City	0	106	106
County Total	1,710	6,312	8,022

Source: Everyone Home, 2019

A survey was administered to 1,681 unsheltered and sheltered homeless individuals by Everyone Home., the organization in Alameda County responsible for conducting the PIT count. Key findings are below:

- 63 percent of homeless people have been homeless for more than one year.
- The top most cited reason for becoming homeless is loss of a job, followed by mental health issues, then substance abuse issues.
- 78 percent of homeless residents resided in a home in the County before becoming homeless; 57 percent of homeless residents have been in Alameda County for more than 10 years.
- 95 percent of families are sheltered, and 84 percent of single adults are unsheltered.
- 14 percent of homeless individuals identify as LGBTQ+.
- 47 percent of homeless individuals are black, and 31 percent are white.
- 61 percent of homeless individuals are male, 35 percent are female, 2 percent are transgender, and 2 percent are gender/nonbinary.

- 31 percent of those surveyed were experiencing homelessness for the first time.
- 42 percent reported having at least one disabling condition.

Differences in Housing Problems

A majority of people facing housing problems are minority residents or residents who are in large households. Areas of high housing burden rates overwhelmingly comprise minority residents.

The tables below display the percentage of households with housing needs in participating jurisdictions and the region. Highlighted cells represent a significant difference of housing problems compared to the region's average. "Housing problems" are defined as units having incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and households with a cost burden greater than 30 percent. "Severe" housing problems include all of the above except that cost burden is greater than 50 percent.

Across the Consortium, 42 percent of households experience housing problems; 54 percent of black households and 58 percent of Hispanic households experience housing problems while only 35 percent of white households experience housing problems. Of households with five or more people, 60 percent experience housing problems. About 16 percent of white households experience severe housing problems while 35 percent and 30 percent of Hispanic and black households, respectively, experience severe housing problems.

In Berkeley, 44 percent of households experience housing problems; 68 percent of Native American households and 59 percent of black households experience housing problems while only 38 percent of white households experience housing problems; and 38 percent of Native American households and 37 percent of black households experience severe housing problems.

In Oakland, 50 percent of households experience housing problems; 62 percent of Hispanic households and 57 percent of black households experience housing problems while only 37 percent of white households experience housing problems. Of households with five or more people, 74 percent experience housing problems. Nearly 44 percent of Hispanic households and 40 percent of Native American households experience severe housing problems. Only 18 percent of white households experience severe housing problems.

Figures V-68 to V-73 below displays concentrations of housing problems by race and ethnicity as well as by national origin. Census tracts with higher levels of housing problems also contain concentrations of minority and foreign-born residents.

Table V-13 - Demographics of Households with Disproportionate Housing Needs

Disproportionate Housing Needs	Urban County (Alameda County, CA CDBG, ESG) Jurisdiction			City of Alameda (Alameda, CA CDBG) Jurisdiction			City of Berkeley (Berkeley, CA CDBG, HOME, ESG) Jurisdiction		
Households experiencing any of 4 housing problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity									
White, Non-Hispanic	15,837	46,454	34.09%	5,745	15,690	36.62%	10,870	28,590	38.02%
Black, Non-Hispanic	4,066	7,393	55.00%	1,065	2,000	53.25%	2,699	4,563	59.15%
Hispanic	9,798	16,695	58.69%	1,230	2,990	41.14%	1,830	3,260	56.13%
Asian or Pacific Islander, Non-Hispanic	8,526	20,263	42.08%	3,655	8,089	45.18%	3,945	7,545	52.29%
Native American, Non-Hispanic	83	273	30.40%	49	104	47.12%	79	117	67.52%
Other, Non-Hispanic	1,271	2,329	54.57%	400	930	43.01%	695	1,348	51.56%
Total	39,640	93,465	42.41%	12,155	29,795	40.80%	20,105	45,425	44.26%
Household Type and Size									
Family households, <5 people	20,752	55,839	37.16%	5,915	16,075	36.80%	5,645	17,969	31.42%
Family households, 5+ people	6,406	10,764	59.51%	1,275	2,080	61.30%	590	1,454	40.58%
Non-family households	12,470	26,858	46.43%	4,970	11,635	42.72%	13,870	26,000	53.35%
Households experiencing any of 4 Severe Housing Problems	**# with severe problems**	**# households**	**% with severe problems**	**# with severe problems**	**# households**	**% with severe problems**	**# with severe problems**	**# households**	**% with severe problems**
Race/Ethnicity									
White, Non-Hispanic	7,065	46,454	15.21%	2,640	15,690	16.83%	6,335	28,590	22.16%
Black, Non-Hispanic	2,278	7,393	30.81%	570	2,000	28.50%	1,675	4,563	36.71%
Hispanic	6,018	16,695	36.05%	700	2,990	23.41%	980	3,260	30.06%
Asian or Pacific Islander, Non-Hispanic	4,334	20,263	21.39%	2,160	8,089	26.70%	2,540	7,545	33.66%
Native American, Non-Hispanic	83	273	30.40%	15	104	14.42%	44	117	37.61%
Other, Non-Hispanic	698	2,329	29.97%	165	930	17.74%	419	1,348	31.08%
Total	20,514	93,465	21.95%	6,255	29,795	20.99%	11,990	45,425	26.40%

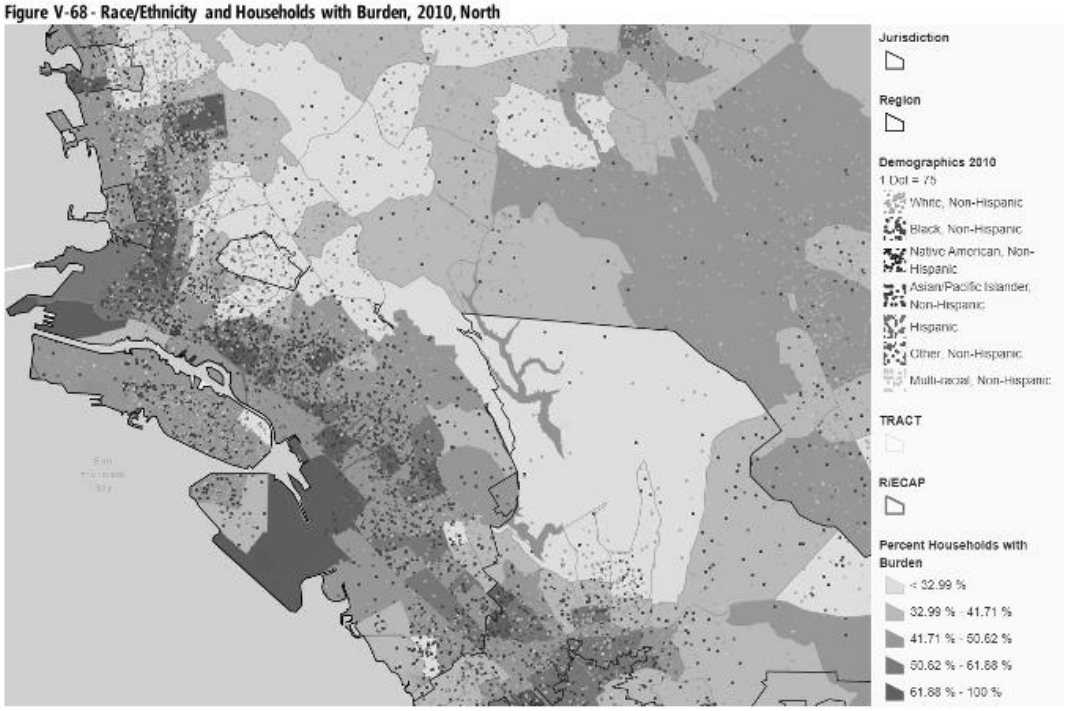
Disproportionate Housing Needs	Consortium			City of Fremont (Fremont, CA CDBG) Jurisdiction			City of Hayward (Hayward, CA CDBG) Jurisdiction		
Households experiencing any of 4 housing problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity									
White, Non-Hispanic	53,267	150,963	35.28%	7,590	23,605	32.15%	4,705	12,279	38.32%
Black, Non-Hispanic	13,751	25,419	54.10%	1,265	2,639	47.93%	3,825	6,428	59.51%
Hispanic	33,323	57,903	57.55%	4,425	7,705	57.43%	9,000	14,090	63.88%
Asian or Pacific Islander, Non-Hispanic	39,819	99,657	39.96%	11,434	34,424	33.22%	4,988	10,602	47.05%
Native American, Non-Hispanic	497	1,284	38.71%	149	403	36.97%	140	223	62.78%
Other, Non-Hispanic	4,519	9,530	47.42%	1,060	2,260	47.79%	745	1,530	48.69%
Total	145,295	344,869	42.13%	25,965	71,055	36.54%	23,410	45,179	51.82%
Household Type and Size									
Family households, <5 people	75,827	208,394	36.39%	14,735	46,935	31.39%	11,165	24,965	44.72%
Family households, 5+ people	25,891	42,952	60.28%	4,750	8,729	54.42%	5,680	7,890	71.99%
Non-family households	43,555	93,497	46.58%	6,475	15,390	42.07%	6,560	12,309	53.29%
Households experiencing any of 4 Severe Housing Problems	# with severe problems	# households	% with severe problems	# with severe problems	# households	% with severe problems	# with severe problems	# households	% with severe problems
Race/Ethnicity									
White, Non-Hispanic	24,644	150,963	16.32%	3,845	23,605	16.29%	2,525	12,279	20.56%
Black, Non-Hispanic	7,701	25,419	30.30%	755	2,639	28.61%	2,020	6,428	31.43%
Hispanic	20,112	57,903	34.73%	2,340	7,705	30.37%	5,660	14,090	40.17%
Asian or Pacific Islander, Non-Hispanic	19,937	99,657	20.01%	4,899	34,424	14.23%	2,795	10,602	26.36%
Native American, Non-Hispanic	344	1,284	26.79%	79	403	19.60%	125	223	56.05%
Other, Non-Hispanic	2,481	9,530	26.03%	675	2,260	29.87%	354	1,530	23.14%
Total	75,324	344,869	21.84%	12,585	71,055	17.71%	13,495	45,179	29.87%

Disproportionate Housing Needs	City of Livermore (Livermore, CA CDBG) Jurisdiction			City of Oakland (Oakland, CA CDBG, HOME, ESG) Jurisdiction			City of Pleasanton (Pleasanton, CA CDBG) Jurisdiction		
Households experiencing any of 4 housing problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity									
White, Non-Hispanic	7,865	21,470	36.63%	18,945	51,395	36.86%	5,820	16,025	36.32%
Black, Non-Hispanic	330	595	55.46%	26,760	46,995	56.94%	370	554	66.79%
Hispanic	2,210	4,130	53.51%	16,010	25,705	62.28%	1,135	2,340	48.50%
Asian or Pacific Islander, Non-Hispanic	1,174	2,564	45.79%	12,213	24,658	49.53%	1,820	5,469	33.28%
Native American, Non-Hispanic	15	19	78.95%	355	654	54.28%	4	12	33.33%
Other, Non-Hispanic	223	513	43.47%	2,780	5,375	51.72%	230	460	50.00%
Total	11,815	29,280	40.35%	77,070	154,790	49.79%	9,395	24,895	37.74%
Household Type and Size									
Family households, <5 people	6,565	18,515	35.46%	32,355	69,615	46.48%	5,585	16,940	32.97%
Family households, 5+ people	1,685	3,070	54.89%	10,265	13,895	73.88%	1,015	2,375	42.74%
Non-family households	3,570	7,695	46.39%	34,450	71,280	48.33%	2,790	5,575	50.04%
Households experiencing any of 4 Severe Housing Problems	# with severe problems	# households	% with severe problems	# with severe problems	# households	% with severe problems	# with severe problems	# households	% with severe problems
Race/Ethnicity									
White, Non-Hispanic	3,119	21,470	14.53%	9,245	51,395	17.99%	2,545	16,025	15.88%
Black, Non-Hispanic	105	595	17.65%	16,350	46,995	34.79%	175	554	31.59%
Hispanic	1,395	4,130	33.78%	11,275	25,705	43.86%	650	2,340	27.78%
Asian or Pacific Islander, Non-Hispanic	534	2,564	20.83%	7,389	24,658	29.97%	820	5,469	14.99%
Native American, Non-Hispanic	0	19	0.00%	265	654	40.52%	4	12	33.33%
Other, Non-Hispanic	104	513	20.27%	1,485	5,375	27.63%	165	460	35.87%
Total	5,275	29,280	18.02%	46,000	154,790	29.72%	4,350	24,895	17.47%

Disproportionate Housing Needs	City of San Leandro (San Leandro, CA CDBG) Jurisdiction			City of Union City (Union City, CA CDBG) Jurisdiction			Region		
Households experiencing any of 4 housing problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity									
White, Non-Hispanic	4,075	11,185	36.43%	1,630	4,255	38.31%	316,225	841,640	37.57%
Black, Non-Hispanic	2,180	4,445	49.04%	650	1,365	47.62%	79,090	141,095	56.05%
Hispanic	3,600	6,155	58.48%	1,925	3,798	50.68%	148,135	248,785	59.54%
Asian or Pacific Islander, Non-Hispanic	3,644	8,124	44.85%	4,578	10,122	45.23%	155,414	347,022	44.79%
Native American, Non-Hispanic	28	107	26.17%	29	143	20.28%	2,302	4,841	47.55%
Other, Non-Hispanic	295	744	39.65%	275	764	35.99%	20,950	43,760	47.87%
Total	13,820	30,760	44.93%	9,095	20,440	44.50%	722,110	1,627,125	44.38%
Household Type and Size									
Family households, <5 people	6,625	16,740	39.58%	4,485	12,385	36.21%	331,070	856,140	38.67%
Family households, 5+ people	2,520	3,795	66.40%	2,560	4,249	60.25%	99,495	159,025	62.57%
Non-family households	4,670	10,215	45.72%	2,050	3,820	53.66%	291,550	611,960	47.64%
Households experiencing any of 4 Severe Housing Problems	# with severe problems	# households	% with severe problems	# with severe problems	# households	% with severe problems	# with severe problems	# households	% with severe problems
Race/Ethnicity									
White, Non-Hispanic	2,085	11,185	18.64%	820	4,255	19.27%	156,775	841,640	18.63%
Black, Non-Hispanic	1,390	4,445	31.27%	408	1,365	29.89%	46,125	141,095	32.69%
Hispanic	2,295	6,155	37.29%	1,054	3,798	27.75%	94,990	248,785	38.18%
Asian or Pacific Islander, Non-Hispanic	1,990	8,124	24.50%	2,405	10,122	23.76%	87,749	347,022	25.29%
Native American, Non-Hispanic	24	107	22.43%	14	143	9.79%	1,448	4,841	29.91%
Other, Non-Hispanic	175	744	23.52%	145	764	18.98%	12,134	43,760	27.73%
Total	7,970	30,760	25.91%	4,880	20,440	23.87%	399,195	1,627,125	24.53%

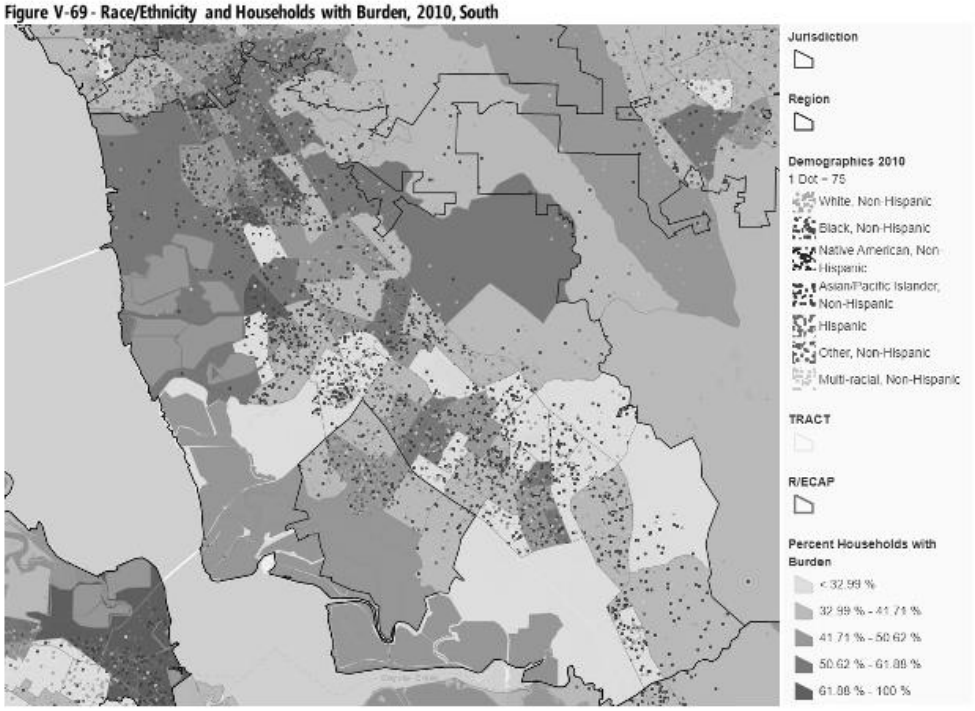
Source: AFFH Tool

Figure V-68 - Race/Ethnicity and Households with Burden, 2010, North



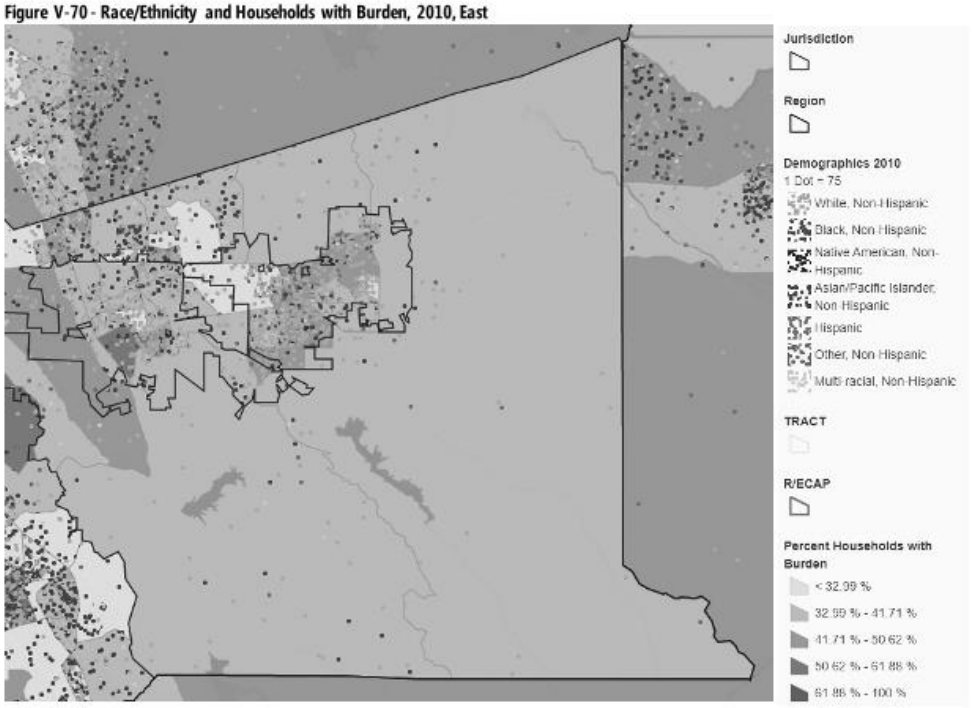
Source: AFFH Tool

Figure V-69 - Race/Ethnicity and Households with Burden, 2010, South



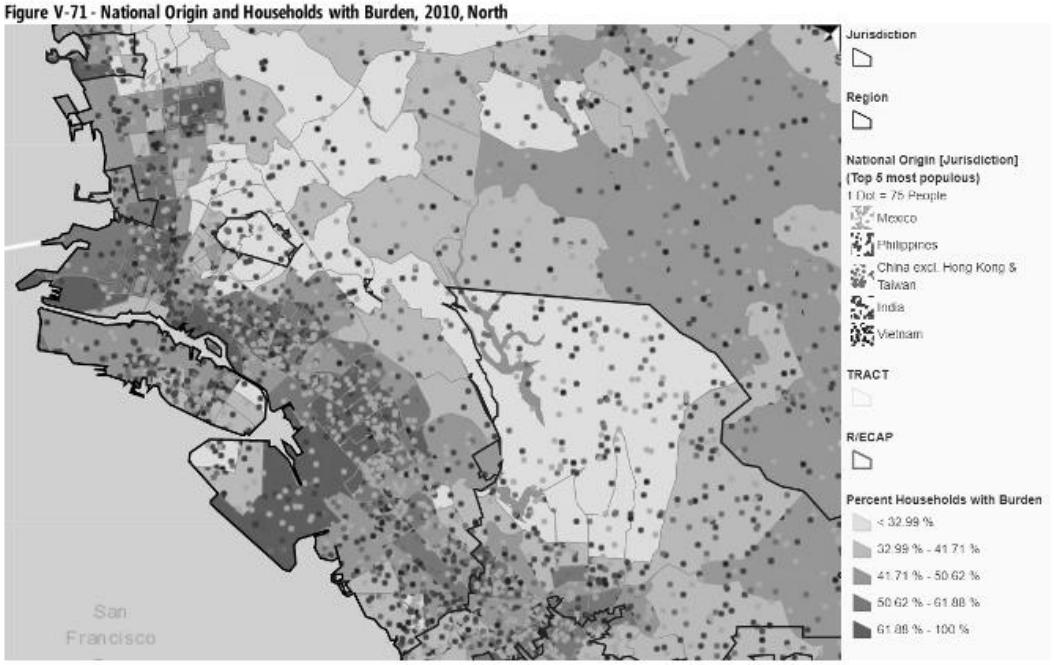
Source: AFFH Tool

Figure V-70 - Race/Ethnicity and Households with Burden, 2010, East



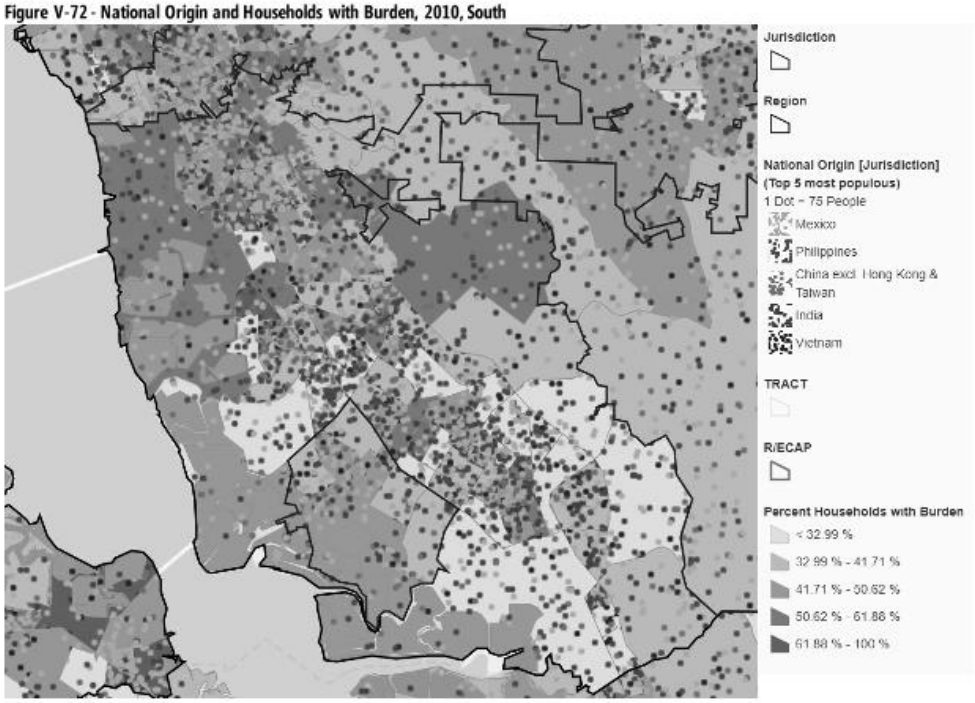
Source: AFFH Tool

Figure V-71 - National Origin and Households with Burden, 2010, North



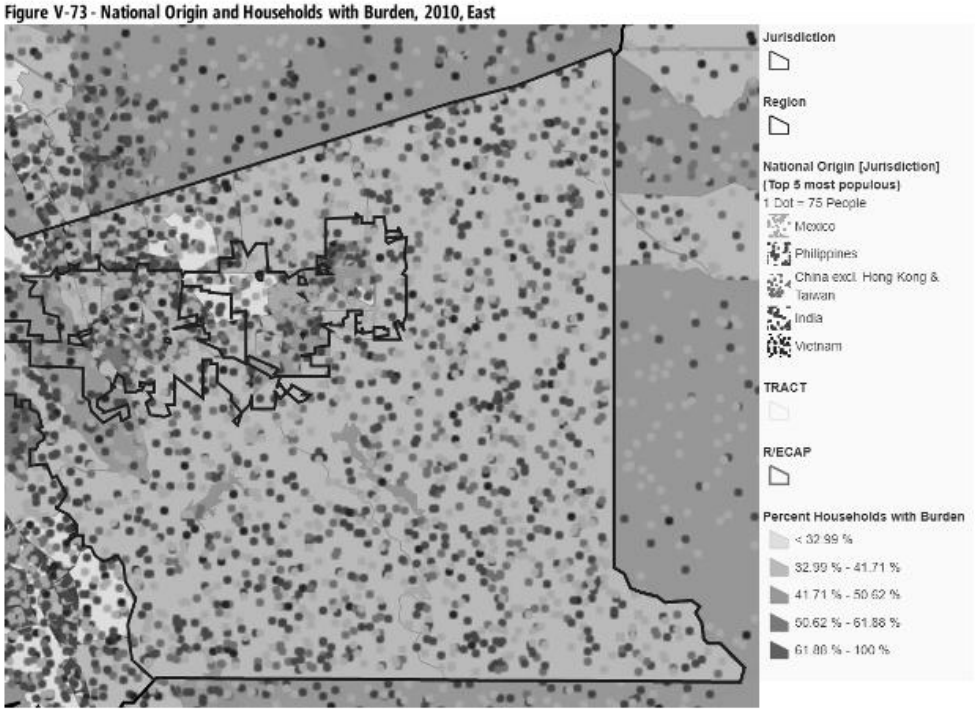
Source: AFFH Tool

Figure V-72 - National Origin and Households with Burden, 2010, South



Source: AFFH Tool

Figure V-73 - National Origin and Households with Burden, 2010, East



Source: AFFH Tool

Desire to Move and Interest in Homeownership

Survey respondents were asked, "If given the opportunity, would you move?" The results are below:

- Black, Asian or Pacific Islander, Native American, and Hispanic respondents were more likely to want to move (72 percent, 67 percent, 71 percent, and 70 percent, respectively). Only 47 percent of white respondents said they would move given the opportunity.
- The desire to move decreased as a respondent's annual household income increased. Up to 78 percent of those making between $0 and $55,000 answered that they would move. Up to 61 percent of those making $70,000 and above answered that they would move and up to 44 percent of those making $100,000 and above said that they would move.
- As a respondents' household size increased, so did their desire to move. Those in households with one to four people answered that they would like to move up to 62 percent of the time. Those in households with five or six people answered that they would move up to 71 percent of the time. Those with seven or more household members answered that they would move 84 percent of the time.
- Respondents who indicated that they have a disability or live with someone with a disability answered that they would move 63 percent of the time.
- The top reasons for wanting to move were:
  - I want more affordable rent (47%)
  - I want to buy a home (38%)
  - I need a bigger house/apartment (33%)
  - I want a home with better amenities (28%)
  - I want a home in better interior condition (22%)

Land Use and Zoning

Development codes implement a jurisdiction's general plan and other policy documents by classifying and regulating the uses of land (zoning) and providing development standards. Development codes, through zoning, development standards, and other regulations, can affect housing availability and access to opportunity by identifying land available for housing, setting standards and allowable densities, and exacting development fees. New housing development is complicated by citizen opposition, political will, historical development regulations, and the time it takes to implement housing policy to address immediate housing challenges.

As a state-mandated element of the general plan, the housing element is updated every five to eight years and establishes a comprehensive, long-term strategy to address housing needs. The California Department of Housing and Community Development determines the regional housing needs for Bay Area counties, including Alameda County. The Association of Bay Area Governments (ABAG) allocates housing needs for each income level (above moderate, moderate, low, and very low) for each city and county in the region, called the regional housing needs allocation (RHNA). The housing element must demonstrate that the

jurisdiction has sufficient capacity (i.e., vacant or underutilized or under-zoned land) to accommodate the RHNA for all income groups. The housing element serves as the jurisdiction's guiding document regarding the development, rehabilitation, and preservation of housing for all economic levels, as well as identifying policies and implementation programs to achieve local housing goals.

ABAG collected residential building permits issued from Alameda County jurisdictions for a period between 2014 through 2017. In 2017, there were a total of new 9,574 residential building permits issued in Alameda County. This reflects a tremendous upward trend of new housing development in the County: there was a 94 percent increase in residential building permits issued in 2017 from 2016 (4,932 total residential permits) and a 272% increase in residential building permits issued in 2017 from 2014 (2,753 total residential permits). Of the 9,574 residential building permits issued, 12 percent were affordable housing (housing production for moderate-, low-, and very low-income levels). This slightly exceeds the ABAG regional average (which includes jurisdictions in Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties) of 10 percent of residential building permits being affordable. Furthermore, the data collected by ABAG shows the total residential building permits issued in Alameda County in 2017 represent a small percentage of the RHNA allocation for each income level:

- 0.80 percent (65 permits of 7,924 RHNA allocated units) moderate-income level,
- 7 percent (459 permits of 6,604 RHNA allocated units) for low-income level, and
- 7 percent (647 permits of 9,912 RHNA allocated units) for very low-income level.

Starting in 2014, ABAG compiled a database of local housing policies and programs for Bay Area jurisdictions, including Alameda County. In February 2017, ABAG conducted a region-wide survey to perform a comprehensive update to the existing directory and facilitate information sharing of new policies and programs. The following table shows the results of the 26 housing policy and programs that represent the most prevalent and important strategies to address the critical housing shortage through the development of affordable housing and preservation of existing housing stock.

Table V-14 - Alameda County Housing Policies and Programs Analysis

Housing Policies and Programs	Alameda	Berkeley	Fremont	Hayward	Livermore	Oakland	Pleasanton	San Leandro	Union City	Unincorporated Alameda County	Albany	Dublin	Emeryville	Newark	Piedmont
Acquisition/Rehabilitation/Conversion	YES	YES	NO	YES	YES	YES	YES*	NO	NO	YES	NO	NO	NO	NO	YES
By-Right Strategies	NO	YES	YES	YES	NO	YES	N/A	YES	NO	YES	NO	YES	YES	YES	YES
Commercial Development Impact Fee	YES	YES	YES	NO	YES	YES	YES	NO	NO	NO	NO	YES	YES	YES	NO
Condominium Conversion Ordinance	YES	YES	YES	YES	YES	YES	YES*	YES	YES	NO	YES	YES	YES	NO	YES
Flexible Parking Requirements	YES	YES	YES	YES	YES	YES	UC*	YES	YES	YES	YES	YES	YES	NO	YES
Form-Based Codes	YES	NO	YES	YES	YES	NO	NO*	NO	NO	YES	NO	YES	NO	YES	NO
General Fund Allocation	NO	YES	YES	NO	NO	YES	YES*	YES	NO	YES	NO	YES	YES	NO	NO
Graduated Density Bonus	NO	NO	YES	YES	NO	NO	NO*	YES	NO	YES	NO	YES	NO	NO	NO
Homeowner Repair or Rehabilitation	YES	YES	YES	YES	YES	YES	YES*	YES	YES	YES	NO	YES	YES	YES	NO
Home Sharing Programs	NO	NO	YES	NO	YES	NO	YES	NO	NO	NO	NO	NO	NO	NO	YES
Housing Development Impact Fee	NO	YES	YES	YES	NO	YES	YES	NO	NO	NO	NO	YES	YES	YES	NO
Housing Overlay Zones	YES	NO	YES	NO	NO	NO	NO*	NO	NO	YES	NO	NO	NO	YES	NO
Implementation of SB 743	YES	NO	NO	NO	NO	YES	N/A	NO	NO	YES	NO	YES	YES	NO	YES
Inclusionary Housing Ordinance	YES	YES	YES	NO	YES	NO	YES*	YES	YES	NO	YES	YES	YES	NO	NO
In-Lieu Fees (Inclusionary Zoning)	YES	YES	YES	NO	YES	NO	YES*	YES	YES	NO	NO	YES	NO	NO	NO
Just Cause Eviction	YES	YES	NO	YES	NO	YES	NO*	NO	YES	NO	NO	NO	YES	NO	NO
Locally Funded Homebuyer Assistance	YES	NO	YES	NO	YES	YES	YES*	NO	NO	YES	NO	YES	YES	YES	NO
Mobile Home Conversion Ordinance	NO	NO	YES	YES	NO	NO	N/A	NO	NO	NO	NO	NO	NO	NO	NO
One-to-One Replacement	NO	YES	NO	NO	NO	NO	N/A	NO	NO	NO	NO	NO	NO	NO	NO
Preservation of Mobile Homes (Rent Stabilization Ordinance)	NO	NO	YES	YES	NO	NO	YES	NO	YES	YES	NO	NO	NO	NO	NO
Reduced Fees or Permit Waivers	NO	YES	YES	YES	YES	NO	YES*	NO	NO	YES	NO	YES	NO	NO	NO
Rent Stabilization	YES	YES	NO	YES	NO	YES	NO*	NO	YES	NO	NO	NO	NO	NO	NO
SRO Preservation Ordinance	NO	NO	NO	NO	NO	YES	NO*	NO	NO	NO	NO	NO	NO	NO	NO

Housing Policies and Programs	Alameda	Berkeley	Fremont	Hayward	Livermore	Oakland	Pleasanton	San Leandro	Union City	Unincorporated Alameda County	Albany	Dublin	Emeryville	Newark	Piedmont
Streamlined Permitting Process	NO	NO	YES	YES	YES	YES	YES*	YES	NO	YES	NO	YES	YES	YES	YES
Surplus Public Lands Act	NO	NO	YES	YES	NO	YES	N/A	NO	NO	YES	NO	YES	NO	NO	NO
Locally funded Tenant-Based Assistance	NO	YES	YES	YES	YES	NO	NO*	NO	YES	YES	NO	NO	NO	NO	YES

Source: ABAG, 2017

Legend:

Yes: The policy or program is currently in effect in the jurisdiction

No: The policy or program is not in effect in the jurisdiction

UC: The policy or program is currently under consideration by the jurisdiction

N/A: Indicates information was unavailable for the jurisdiction

Asterisk: Denotes data is from 2014-2016*

Resistance to Development

Local Growth Management Programs

Alameda County contains fundamental diversity, expanding from an urban core to a rural periphery and encompassing 14 cities and several unincorporated communities. Some jurisdictions in Alameda County have implemented growth management programs intended to concentrate urban development and preserve agriculture and open space. This is accomplished through the establishment of a development boundary or an overall cap on new residential development. Growth management programs can achieve important goals of curbing urban sprawl and protecting open spaces but can limit a jurisdiction's ability to address its housing needs. In an effort to support critical housing needs, some jurisdictions have recently amended growth management programs or adopted new measures to support the productions of housing, particularly affordable housing.

Alameda County Measure D

Alameda County voters approved Measure D (the Save Agriculture and Open Space Lands Initiative) in 2000, which established a County Urban Growth Boundary (UGB) that focuses urban development in the unincorporated County in currently developed areas near existing cities. Measure D draws boundaries around Dublin, Pleasanton, and Livermore that can only be changed by public vote. In establishing the County UGB, growth was halted on 3,200 acres north of Livermore, effectively removing 12,500 dwellings planned for that area.

Measure D does accommodate the County's RHNA, which is a state-imposed housing obligation. Sites inside the County UGB are prioritized to the maximum extent feasible; however, if necessary, the County voters may approve an extension of the UGB. While the amount of land available for new residential housing is limited by the County UBG, the provisions to meet RHNA requirements do not substantially constrain housing production in unincorporated Alameda County.

Berkeley Measure O

In an effort to support affordable housing development in the City, Berkeley voters adopted Measure O in November 2018. In response to the City's housing crisis, Measure O authorizes $135 million in bond funding to finance the acquisition and improvement of real property for the purpose of constructing, rehabilitating, or preserving affordable housing for low-, very low-, and middle-income households, including teachers, seniors, veterans, persons experiencing homelessness, persons with disabilities, and other vulnerable populations. Measure O will allow the City to support housing production on a larger scale than has been feasible in the past.

Dublin Urban Growth Boundaries

In 2000, voters in Dublin approved Measure M, which created an UBG on the western city limits so the foothills to the west of Dublin could not be rezoned and approved for residential development without voter approval. The foothills were preserved as agricultural and open space areas. This measure was approved by approximately 60 percent of Dublin voters.

In 2014, a citizen-initiated measure called the "Dublin Open Space Initiative of 2014" was adopted by the City Council to preserve the Doolan Canyon area east of the city as well as the foothill area to the west. The initiative removed the Council's authority to control the property, effectively preventing any urban

development, residential or commercial. Only Dublin voters can authorize development in these areas. Dublin currently does not provide public services to the Doolan Canyon area and future development in this area would have to pay for its own infrastructure and public services. While the UBG reduces land available for housing production, the installation of infrastructure to serve the development would likely be cost prohibitive for affordable housing developments.

Livermore Housing Implementation Program

The City of Livermore uses its Housing Implementation Program (HIP) and a UGB to manage the rate of development. The HIP is adopted every three years and establishes the City's growth management policies and provides a method to allocate housing units. The HIP is based on the City's General Plan residential growth management policies and allocates 450 units per year for the current program. When the request for housing units exceeds the City's approved growth cap, the HIP provides a method to assess projects and award units to those projects meeting the City's identified housing needs.

Livermore's UBG is intended to promote infill development and protect existing agricultural uses and natural resources from urban development. First, Livermore voters passed the South Livermore UGB Initiative in 2000 to establish boundaries along the City's southern border. This was closely followed by the Northern Livermore UGB initiative, which created the boundary on the northern border. The Northern Livermore UGB limits development to within city limits, but, similar to the Alameda County UGB, it includes provisions that allow development outside the UGB so long as there is no land available within the UGB.

Pleasanton Growth Management Program

Pleasanton most recently updated its growth management program in 2015 (by Ordinance No. 2112) to allow ABAG's RHNA plan to generally direct the number of new residential building permits the City would issue. In 2015 Chapter 17.36.080(c) of the Pleasanton Municipal Code was modified to allow the City Council to borrow from previous and/or future years of growth management allocations to accommodate developments with affordable housing units should the allocations during a particular year be unavailable. As required by its Housing Element Program 30.2, Pleasanton will continue to present its growth management reports to the City Council and to its residents.

Regional Policies Encouraging Development

Measure A1: Affordable Housing Bond Issuance

In November 2016, the countywide Affordable Housing Bond (Measure A1) for $580 million was passed by over 73 percent of the voters. It funds three programs related to homeownership and two rental housing development programs. The goal of Measure A1 funds is to increase affordable housing opportunities as soon as possible while ensuring that the income levels, target populations, and geographic distribution meet the requirements related to the general obligation bond financing.

The goal of the Measure A1 Rental Housing Development Fund is to assist in the creation and preservation of affordable rental housing for vulnerable populations. The total allocation to this fund is $425 million over the course of the bond program. Under the program summary, the Rental Housing Development Fund will serve a variety of target populations, including a range of income levels and people who are homeless, disabled, seniors, veterans, or transition-age youth, or those dealing with reentry and/or are part of the low-income workforce. It is expected that the majority of the housing units financed will serve very low-income

households with incomes between 30 percent to 60 percent of AMI. A portion of the funds are allowed to subsidize units for households at or below 80 percent of AMI, to create affordable housing for a mix of lower-income levels within developments. The program also includes a requirement that at least 20 percent of the rental units will be reserved for extremely low-income households at or below 20 percent of AMI. This income level includes homeless households, seniors, and people with disabilities on social security income, and others.

Under law and the policies of the Affordable Housing Bond, all Measure A1 developments are required to comply with fair housing law. Some units will be specifically designated for particular target populations but, as a whole, the Rental Housing Development Fund supports the creation of housing units which will serve all of the target populations, although not every development will contain units specifically designated for all of the named target populations.

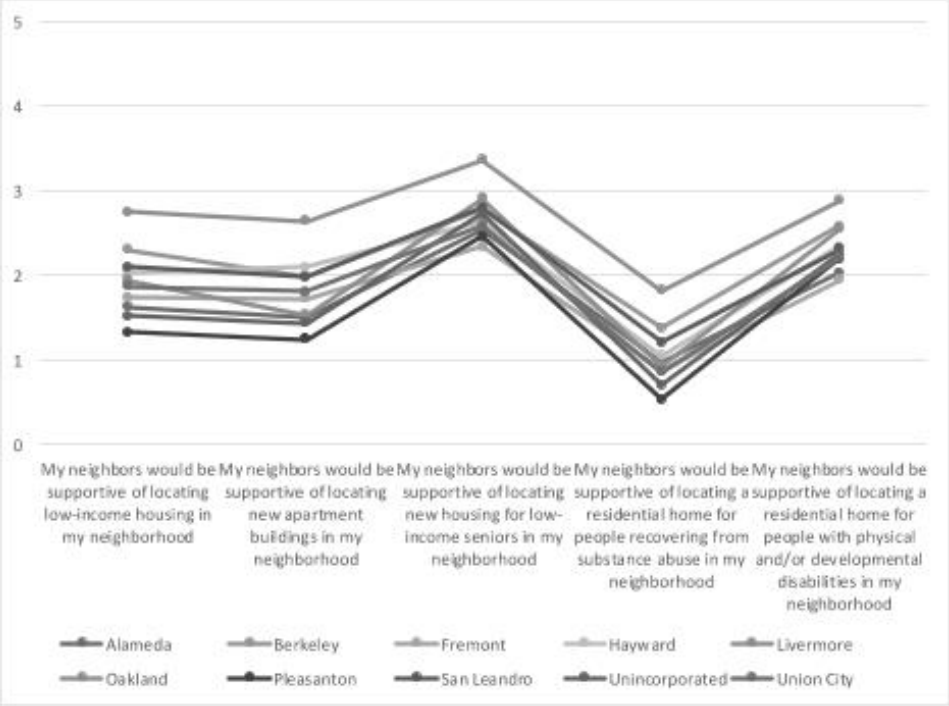
Since the approval of the implementation plan in January 2017, $79 million has been allocated to affordable rental housing developments from the Rental Housing Development Fund. The 18 projects approved are located in all regions of the County (cities of Alameda, Berkeley, Livermore, Oakland, Pleasanton, and San Leandro) and contain almost 1,000 new affordable units for a variety of income levels and target populations, including:

- 172 units for households at 20 percent AMI
- 160 units for veterans
- 120 units for homeless households
- 97 units for people with disabilities
- 288 units for seniors

Implementation of the bond programs is expected to be substantially completed over an eight-year period.

Survey Responses

The chart below displays how respondents believe their neighbors would support different types of affordable housing. Oakland has the highest perceived neighbor support for all affordable housing and Pleasanton the lowest. Overall, support for low-income senior housing is the highest and support for supportive housing for those recovering from substance abuse is the lowest.



Lending

The rate of mortgage approval has gone up between 2011 and 2017, but disparities in approval between races have stayed the same with black applicants being denied the most.

The 2015 Analysis of Impediments reported that 25,000 mortgage applications were submitted within the Consortium between 2004 and 2010, and 60 percent of all applications were approved. When categorized by race and ethnicity, Asian applicants had the highest rate of approval at 67.9 percent, and white applicants had the second highest at 66 percent. Black applicants had the lowest rate of approval at 51.7 percent and Native Hawaiian or Pacific Islander had the second lowest at 52.7 percent.

The table below presents data provided via the Home Mortgage Disclosure Act by race and ethnicity from 2011 to 2017. In a seven-year period, there were 173,149 mortgage applications in the County, of which 61.8 percent were approved. Similar to the Consortium between 2004 to 2010, Asian applicants had the highest rate of approval at 70.7 percent and white applicants had the second highest at 70 percent. Black applicants continued to have the lowest at 59.1 percent, and Hispanic applicants had the second lowest at 61.5 percent. Overall, the rate of mortgage approvals has gone up in the last seven years, but the disparities in the rate of approval across race and ethnicity has stayed relatively the same.

Table V-15 - Mortgage Approvals by Race/Ethnicity, 2011–2017

		Action Type		
	Total Number of Applications	Approved (a)	Denied (b)	Other (c)
Non-Hispanic				
American Indian or Alaska Native	434	62.7%	13.8%	23.5%
Asian	60,721	70.7%	11.1%	18.3%
Black or African-American	5,657	59.1%	15.3%	25.7%
Native Hawaiian or Other Pacific Islander	1,419	62.5%	14.2%	23.3%
White	48,062	70.0%	7.6%	22.4%
Information Not Provided by Applicant	2,749	69.5%	9.8%	20.7%
Hispanic, Any Race	13,368	61.5%	13.5%	25.0%
Information Not Provided by Applicant, Any Race	22,072	64.1%	9.3%	26.6%
Not Applicable, Any Race	18,682	8.8%	0.4%	90.8%
Total	173,149	61.8%	9.1%	29.1%

Source: Home Mortgage Disclosure Act (HMDA), 2019

Notes: (a) includes loans originated, applications approved but not accepted, and preapproval requests approved but not accepted; (b) includes application denied by financial institution and preapproval request denied by financial institution; and (c) includes applications withdrawn by applicant, incomplete applications, and loans purchased by institution

Contributing Factors of Disproportionate Housing Needs

The table below identifies factors that significantly create, contribute to, perpetuate, or increase disproportionate housing needs in Alameda County.

Table V-16 - Contributing Factors of Disproportionate Housing Needs

Contributing Factors	Alameda County	Alameda	Berkeley	Fremont	Hayward	Livermore	Oakland	Pleasanton	San Leandro	Union City
The availability of affordable units in a range of sizes (See: Table V-13 - Demographics of Households with Disproportionate Housing Needs)	X	X	X	X	X	X	X	X	X	X
Displacement of residents due to economic pressures (See: Homelessness)	X	X	X	X	X	X	X	X	X	X
Lack of private investments in specific neighborhoods (See: Table V-13 - Demographics of Households with Disproportionate Housing Needs)	X	X	X	X	X	X	X	X	X	X
Lack of public investment in specific neighborhoods, including services or amenities										
Land use and zoning laws (See Land Use and Zoning)	X	X	X	X	X	X	X	X	X	X
Lending discrimination (See: Table V-15 - Mortgage Approvals by Race/Ethnicity, 2011–2017)	X	X	X	X	X	X	X	X	X	X
Other: High cost of developing affordable housing (See: Land Use and Zoning)	X	X	X	X	X	X	X	X	X	X
Other: Limited supply of affordable housing within neighborhoods (See: Rapidly Increasing Housing Costs)	X	X	X	X	X	X	X	X	X	X

Publicly Supported Housing Analysis

The table below displays affordable rental units by program. Public housing is limited with the exception of Oakland and Livermore, which provide 1,520 units and 125 units, respectively. The majority of affordable rental units are provided by the Housing Choice Voucher (HCV) program.

Table V-17 - Publicly Assisted Housing Units by Program by Jurisdiction

	Authority of the City of Alameda		Berkeley Housing Authority		Livermore Housing Authority		Oakland Housing Authority		Housing Authority of the County of Alameda	
Housing Units	#	%	#	%	#	%	#	%	#	%
Total housing units	1,580	100%	1,625	100%	717	100%	13,569	100%	6,690	100%
Public Housing	0	0%	0	0%	125	17.7%	1,520	11.20%	0	0%
Project-based Section 8	0	0%	306	18.83%	50	7.08%	2,441	17.99%	0	0%
Other Multifamily	18	1%	99	6.06%	42	5.94%	457	3.37%	163	2.44%
HCV Program	1,562	98.86%	1,220	75.08%	489	69.26%	9,151	67.44%	6,527	97.56%

Source: Data provided by Housing Authorities

Representation of Racial and Ethnic Groups by Housing Program

Minorities, excluding Hispanic people, and people with disabilities are overrepresented in publicly assisted housing programs. Some housing developments overwhelmingly comprise either black or Asian residents.

Across participating jurisdictions, the majority of public housing residents are black, the majority of project-based Section 8 and other multifamily supported residents are black, and the majority of HCV recipients are also black.

Table V-18 - Public Supported Households by Race/Ethnicity

	Housing Authority of the City of Alameda								Berkeley Housing Authority							
	White		Black		Hispanic		Asian or Pacific Islander		White		Black		Hispanic		Asian or Pacific Islander	
Housing Type	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Public Housing	0	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-
Project-Based Section 8	0	-	0	-	0	-	0	-	0	30.39%	156	50.98%	24	7.84%	33	10.78%
Other Multifamily	2	11.11%	12	66.66%	4	22.22%	0	-		32.41%	63	58.33%	7	6.48%	3	2.78%
HCV Program	255	16.33%	421	26.95%	128	8.19%	511	32.71%	10	24.69%	870	63.36%	80	5.83%	72	5.24%

	Livermore Housing Authority								Oakland Housing Authority							
	White		Black		Hispanic		Asian or Pacific Islander		White		Black		Hispanic		Asian or Pacific Islander	
Housing Type	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Public Housing	75	60%	8	6.4%	51	40.8%	42	33.6%	60	3.93%	966	63.26%	75	4.91%	412	26.98%
Project-Based Section 8	24	48%	8	16%	11	22%	2	4%	177	7.25%	1,314	53.85%	227	9.30%	703	28.81%
Other Multifamily	28	73.68%	3	4.74%	17	44.74%	7	18.42%	14	3.63%	318	82.38%	34	8.81%	17	4.40%
HCV Program	229	46.83%	107	21.88%	76	15.54%	75	23.96%	367	3.99%	6,568	71.36%	381	4.14%	1,862	20.23%

	Housing Authority of the County of Alameda							
	White		Black		Hispanic		Asian or Pacific Islander	
Housing Type	#	%	#	%	#	%	#	%
Public Housing	0	-	0	-	0	-	0	-
Project-Based Section 8	0	-	0	-	0	-	0	-
Other Multifamily	48	34.04%	59	41.84%	26	18.44%	8	5.67%
HCV Program	1,578	24.18%	3,099	47.49%	776	11.89%	1,045	16.01%

Source: Data provided by Housing Authorities

Persons with disabilities make up 9 percent of residents across participating jurisdictions. The table below displays the number of people in housing programs with a disability. People with a disability are overrepresented in the housing programs. In the region, people with disabilities are overrepresented in all programs.

Table V-19 - People with a Disability in Publicly Supported Housing Units

	People with a Disability									
	Housing Authority of the City of Alameda		Berkeley Housing Authority		Livermore Housing Authority		Oakland Housing Authority		Housing Authority of the County of Alameda	
	#	%	#	%	#	%	#	%		
Public Housing	0	-	0	0	35	28%	314	20.66%	0	-
Project-Based Section 8	0	-	954[1]	59%	6	12%	354	14.50%	0	-
Other Multifamily	6	33.33%	-	-	-	-	261	57.11%	111	68.09%
HCV Program	777	49.7%	-	-	195	39.87%	1,890	20.65%	2,921	44.75%

Source: Data provided by Housing Authorities

Notes: 1) Number of households with disability not separated by housing type, so figures combine Project-based Section 8, and Other Multifamily (98 moderate rehab SRO units); BHA does not own any public housing units.

The tables below display units of affordable rental housing by unit size and by families with children. Families with children make up approximately 36 percent of HCV recipients across the participating jurisdictions.

Table V-20 - Publicly Supported Housing by Program Category: Units by Number of Bedrooms and Number of Children

	Housing Authority of the City of Alameda								Berkeley Housing Authority							
	Households in 0-1 Bedroom Units		Households in 2 Bedroom Units		Households in 3+ Bedroom Units		Households with Children		Households in 0-1 Bedroom Units		Households in 2 Bedrooms Units		Households in 3+ Bedroom Units		Households with Children	
Housing Type	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Public Housing	0	-	0	-	0	-	0	-	0	0	0	0	0	0	0	
Project-Based Section 8	0	-	0	-	0	-	0	-	923[1]	57%[1]	543[1]	33%[1]	159[1]	10%[1]	417[1]	
Other Multifamily	0	-	6	33.33%	12	66.66%	13	72.22%								
HCV Program	385	24.65%	524	33.55%	398	25.48%	1074	68.76%								

	Livermore Housing Authority								Oakland Housing Authority							
	Households in 0-1 Bedroom Units		Households in 2 Bedroom Units		Households in 3+ Bedroom Units		Households with Children		Households in 0-1 Bedroom Units		Households in 2 Bedroom Units		Households in 3+ Bedroom Units		Households with Children	
Housing Type	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Public Housing	12	9.6%	48	38.4%	65	52%	57	45.6%	218	30.70%	407	57.32%	85	11.97%	451	63.52%
Project-Based Section 8	35	70%	10	20%	5	10%	-	-	1,093	70.47%	393	25.34%	65	4.19%	959	61.83%
Other Multifamily	0		33	78.57%	9	21.42%	26	61.9%	324	76.42%	95	22.41%	5	1.18%	62	14.62%
HCV Program	209	42.74%	176	35.99%	104	21.26%	-	-	2,317	35.78%	3,687	56.93%	472	7.29%	2,338	36.10%

	Housing Authority of the County of Alameda							
	Households in 0-1 Bedroom Units		Households in 2 Bedroom Units		Households in 3+ Bedroom Units		Households with Children	
Housing Type	#	%	#	%	#	%	#	%
Public Housing	0	-	0	-	0	-	0	-
Project-Based Section 8	0	-	0	-	0	-	0	-
Other Multifamily	81	49.69%	36	22.09%	46	28.22%	43	26.38%
HCV Program	1744	26.72%	2533	38.81%	2250	34.47%	2363	36.20%

Source: Data provided by Housing Authorities; Notes: 1) Not separated by housing type; figures combine Project-based Section 8, and Other Multifamily (98 moderate rehab SRO units); BHA does not own any public housing units.

HUD data was also analyzed to determine differences in occupancy across racial groups for individual housing developments. Many public housing and project-based Section 8 developments are majority black or majority Asian or Pacific Islander, with some being more than 80 percent one or the other.

Patterns in Location by Program

Areas with a higher concentration of minority residents are more likely to contain publicly assisted housing.

The maps below display the distribution of publicly assisted housing relative to where residents of different races and ethnicities live. Areas with higher concentrations of minority residents have higher rates of rental units occupied by HCV recipients. Furthermore, areas with concentrations of minority residents also contain more Low-Income Housing Tax Credit (LIHTC), project-based Section 8, public housing, and other multifamily program rental units.

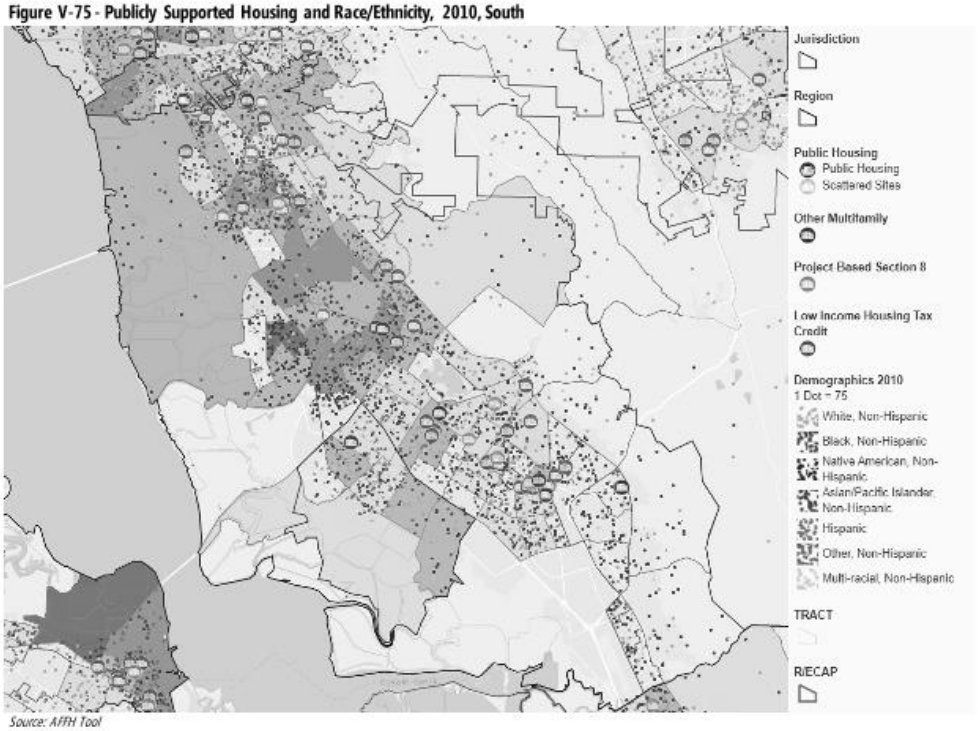
There are also more LIHTC and project-based Section 8 buildings in R/ECAP tracts.

Figure V-74 - Publicly Supported Housing and Race/Ethnicity, 2010, North



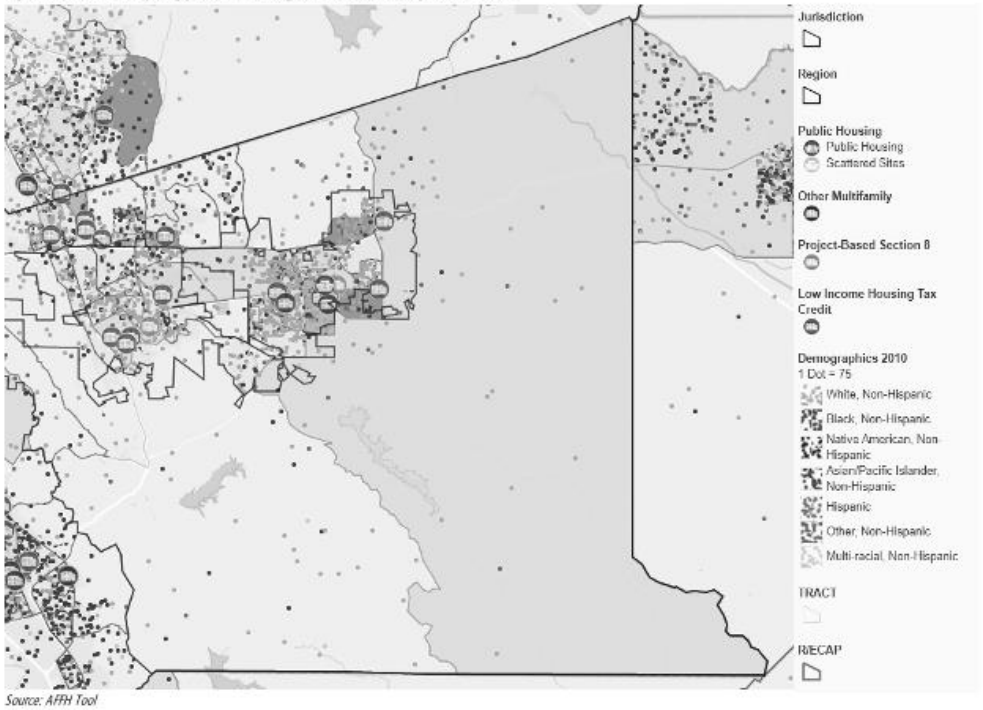
Source: AFFH Tool

Figure V-75 - Publicly Supported Housing and Race/Ethnicity, 2010, South



Source: AFFH Tool

Figure V-76 - Publicly Supported Housing and Race/Ethnicity, 2010, East



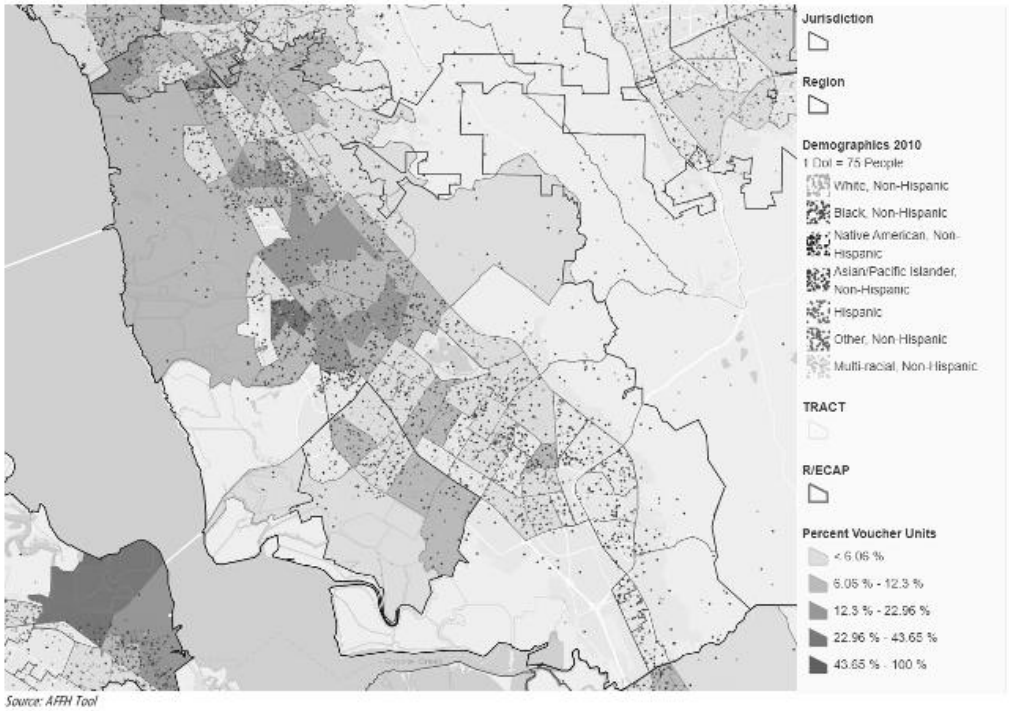
Source: AFFH Tool

Figure V-77 - Publicly Supported Housing and Race/Ethnicity: Percent Voucher Units, 2010, North



Source: AFFH Tool

Figure V-78 - Publicly Supported Housing and Race/Ethnicity: Percent Voucher Units, 2010, South



Source: AFFH Tool

Figure V-79 - Publicly Supported Housing and Race/Ethnicity: Percent Voucher Units, 2010, East



Source: AFFH Tool

Challenges in Utilizing Publicly Supported Housing

Section 8 Housing Choice Vouchers make up a significant portion of publicly supported housing within participating jurisdictions. Of all survey participants, approximately 10 percent receive HCVs. Of those respondents, 53 percent answered that it was very difficult to find a landlord that would accept the voucher, 20 percent found it somewhat difficult, and 20 percent found it easy or not difficult.

Contributing Factors of Publicly Supported Housing Location and Occupancy

The table below identifies factors that significantly create, contribute to, perpetuate, or increase challenges for publicly supported housing in Alameda County.

Table V-21 - Contributing Factors of Publicly Supported Housing

Contributing Factors	Alameda County	Alameda	Berkeley	Fremont	Hayward	Livermore	Oakland	Pleasanton	San Leandro	Union City
Admissions and occupancy policies and procedures, including preferences in publicly supported housing										
Land use and zoning laws (See: Section III - Community Participation)	X	X	X	X	X	X	X	X	X	X
Community opposition (See: Challenges in Utilizing Publicly Supported Housing)	X	X	X	X	X	X	X	X	X	X
Impediments to mobility										
Lack of public investment in specific neighborhoods, including services or amenities										
Lack of regional cooperation										
Occupancy codes and restrictions										
Quality of affordable housing information programs										
Siting selection policies, practices and decisions for publicly supported housing, including discretionary aspects of qualified allocation plans and other programs										
Source of income discrimination: (See: Challenges in Utilizing Publicly Supported Housing)	X	X	X	X	X	X	X	X	X	X
Other: Lack of federal, state, and local funding for publicly supported housing	X	X	X	X	X	X	X	X	X	X

Disability and Access Analysis

This section discusses the experiences of persons with disabilities with access to housing and opportunity indicators.

Population Profile

There is not a distinct pattern for the location of people with disabilities across participating jurisdictions.

According to the latest American Community Survey 5-Year Estimate (2017), as displayed in the table below, 9.6 percent of people in Alameda County have a disability.

The two most common types of disability are ambulatory and independent living. Pleasanton has the lowest rate of people with a disability at 6.9 percent and Oakland has the highest at 12.6 percent.

Table V-22 - Percent of People with Disabilities by Type of Disability

Jurisdiction	Population	% with Disability	% with Hearing Disability	%with Vision Disability	% with Cognitive Disability	% with Ambulatory Disability	% with Self-Care Disability	% with Independent Living Disability
Alameda County	1,619,367	9.6	2.6	1.7	3.9	5.3	2.4	5.1
Alameda	76,761	9.3	2.9	1.7	3.2	5.1	2.1	4.5
Berkeley	119,793	8.6	2.2	1.5	4.3	3.9	2.1	3.9
Fremont	230,285	7.1	2.2	1.2	2.5	4.3	2.3	4.5
Hayward	155,985	9.6	2.3	1.7	3.7	5.8	2.6	5.6
Livermore	88,046	8.4	2.8	1.4	3.1	4.6	1.5	4.1
Oakland	415,445	12.6	2.9	2.3	5.5	7.1	3.2	6.4
Pleasanton	79,172	6.9	2.8	1.2	2.3	3.3	1.3	3.2
San Leandro	89,648	10.6	2.7	1.8	3.8	5.8	2.2	5.8
Union City	74,183	8.4	2.4	1.2	3.2	5.2	2.6	5

Source: 2013-2017 ACS 5-Year Estimates

The table below displays the number of seniors (people 65 years of age or older) with a disability. The rate of disability among seniors is relatively the same across all jurisdictions, with the exception of Oakland and Hayward, with 39.3 and 38.1 percent, respectively.

Table V-23 - Percent of Seniors with a Disability

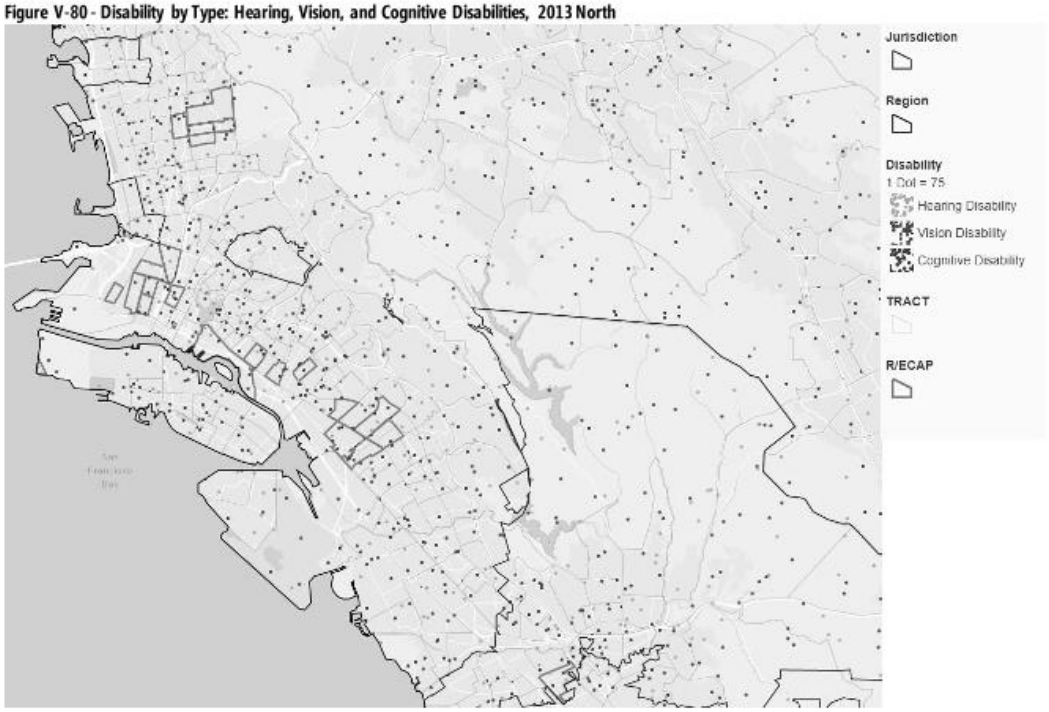
Jurisdiction	Seniors	% with Disability
Alameda County	204,503	33.2
Alameda	11,070	29.8
Berkeley	16,060	26.3
Fremont	26,715	32.5
Hayward	17,091	38.1
Livermore	10,962	30.9
Oakland	51,448	39.3
Pleasanton	10,843	28.2
San Leandro	13,271	30.3
Union City	11,152	29.3

Source: 2013-2017 ACS 5-Year Estimates

Approximately 24 percent of survey respondents said that they live with a disability or have a household member with a disability.

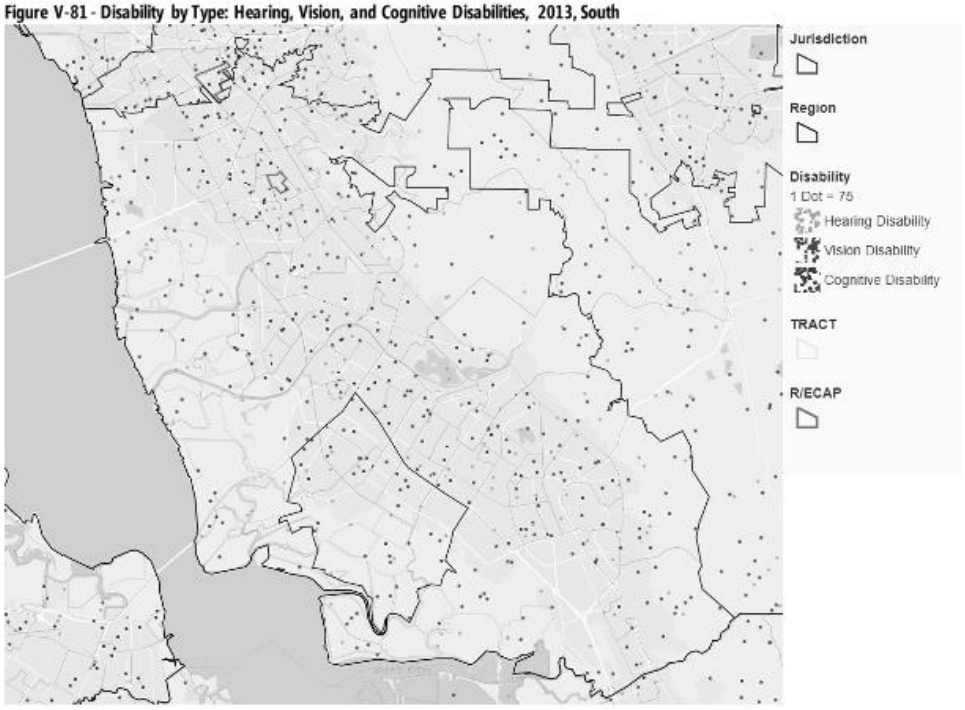
The maps below show where people with disabilities live across the participating jurisdictions. There is no defined pattern in the maps. There are more people with disabilities in the Oakland area, but this part of the County is population dense. Furthermore, as seen in Figures V-86 to V-88 below, there is no pattern of disability by age either.

Figure V-80 - Disability by Type: Hearing, Vision, and Cognitive Disabilities, 2013 North



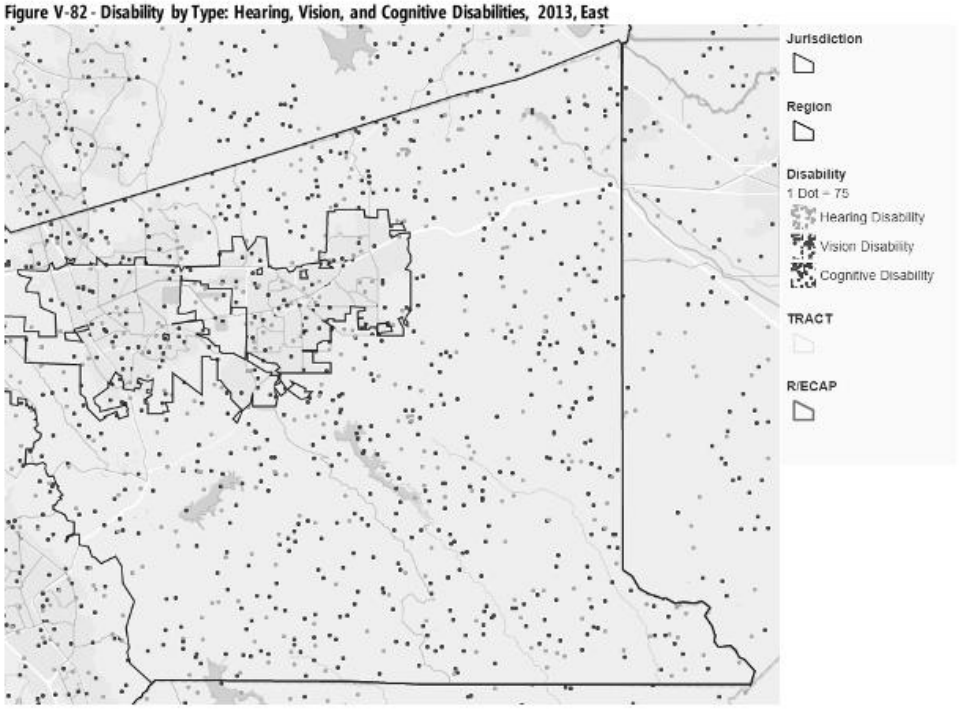
Source: AFFH Tool

Figure V-81 - Disability by Type: Hearing, Vision, and Cognitive Disabilities, 2013, South



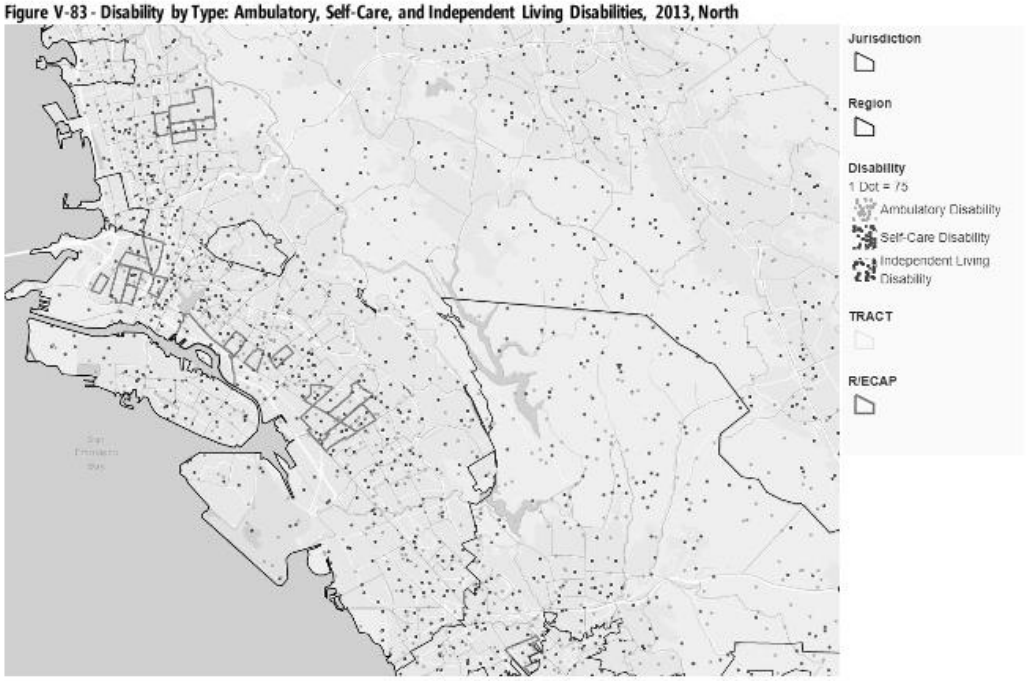
Source: AFFH Tool

Figure V-82 - Disability by Type: Hearing, Vision, and Cognitive Disabilities, 2013, East



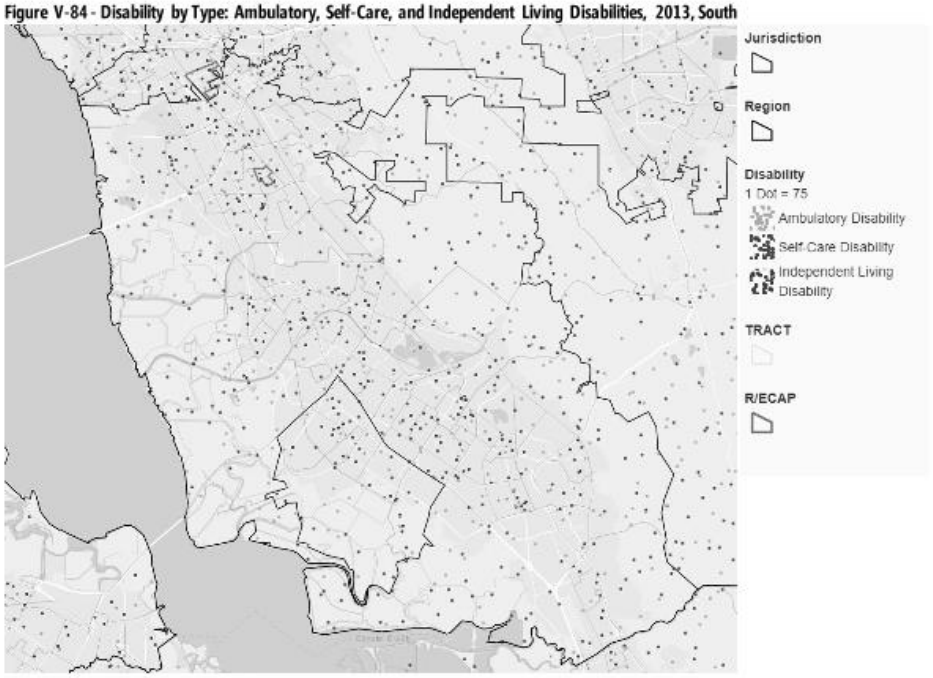
Source: AFFH Tool

Figure V-83 - Disability by Type: Ambulatory, Self-Care, and Independent Living Disabilities, 2013, North



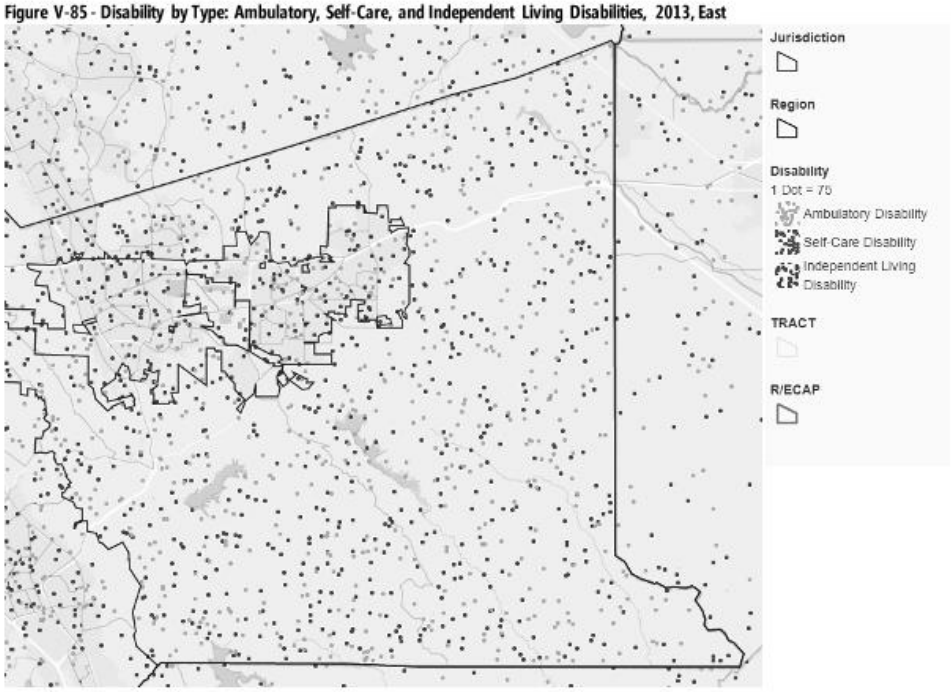
Source: AFFH Tool

Figure V-84 - Disability by Type: Ambulatory, Self-Care, and Independent Living Disabilities, 2013, South



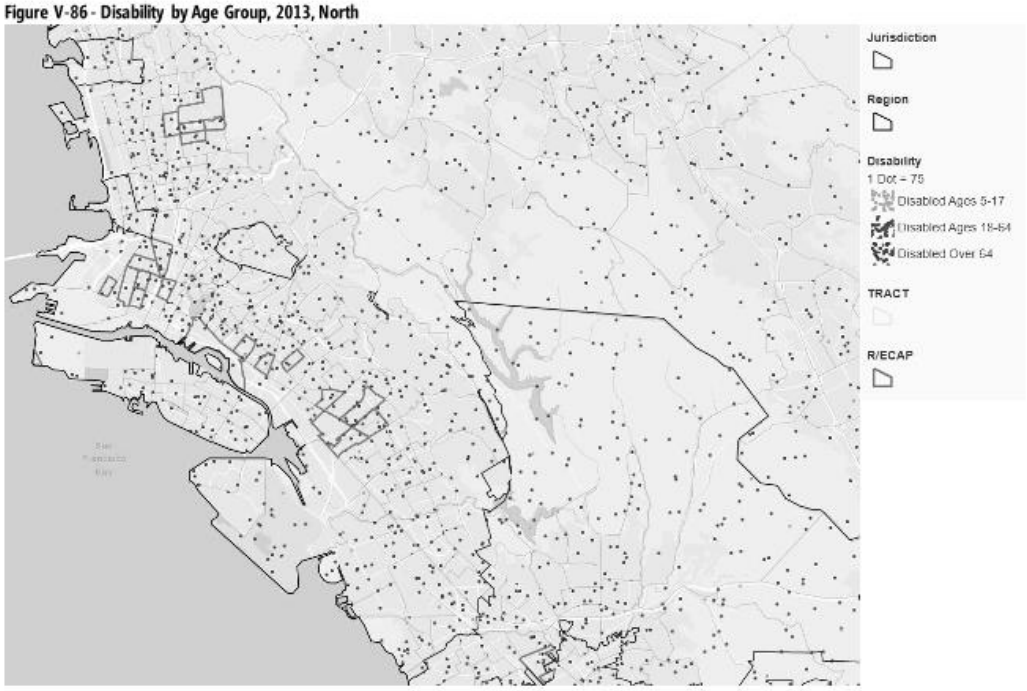
Source: AFFH Tool

Figure V-85 - Disability by Type: Ambulatory, Self-Care, and Independent Living Disabilities, 2013, East



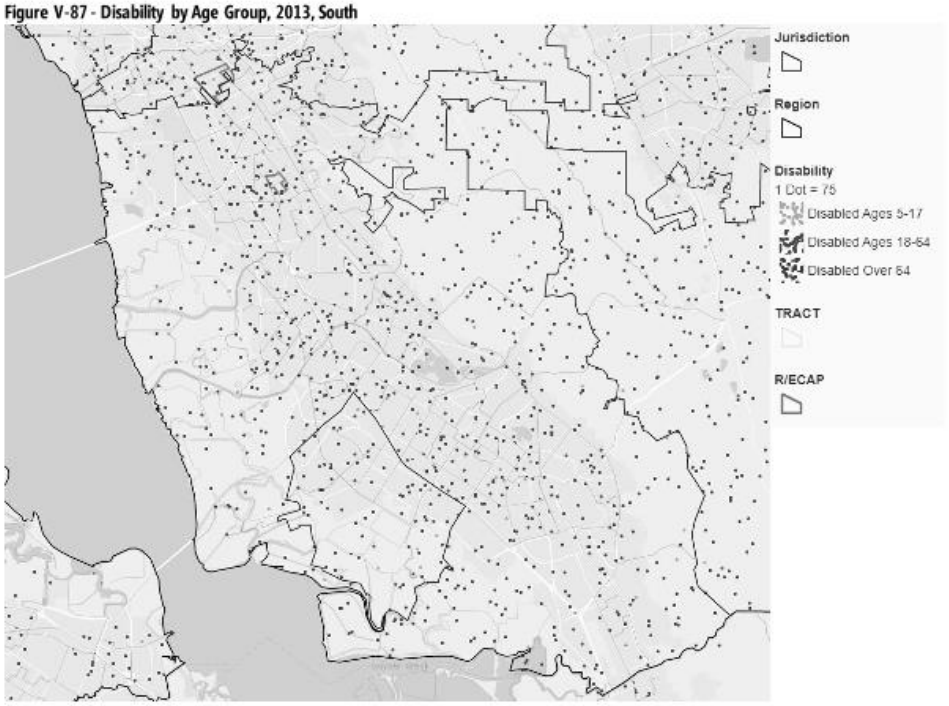
Source: AFFH Tool

Figure V-86 - Disability by Age Group, 2013, North



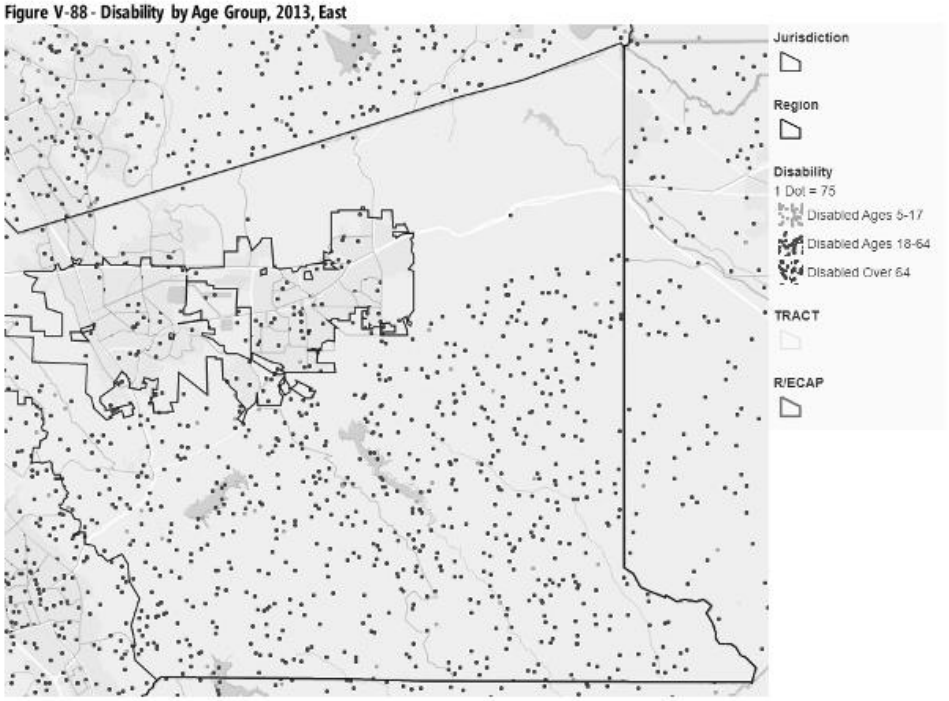
Source: AFFH Tool

Figure V-87 - Disability by Age Group, 2013, South



Source: AFFH Tool

Figure V-88 - Disability by Age Group, 2013, East



Source: AFFH Tool

Availability of Accessible Housing

Attendees of the community engagement and stakeholder meetings claimed that there is not enough accessible housing in the participating jurisdictions and that it is extremely difficult to find affordable housing, especially with an HCV. Of those answering that they have a disability or live with someone with a disability, 63 percent said that they would move given the opportunity, and 12 percent of those respondents said that they want to move to a home with better accessible features for their disability. The following subsections describe the survey results from those with disabilities.

Residents with Disabilities Living in Housing that Does Not Meet Their Needs

Of survey respondents who indicated that they have a disability or live with someone with a disability, 22 percent said that the home they live in does not meet their needs, and 18 percent said that housing with appropriate accommodations is not affordable.

Reasonable Modification or Accommodation Requests

Of these same respondents, 13 percent believed that if they request an accommodation, their rent will go up; 5.5 percent said that their landlord refuses to modify their unit to accommodate a disability; and 5.8 percent said their landlord refuses to accept their service/emotional support animal.

Integration

Of these same respondents, 42 percent do not experience housing challenges.

Access to Publicly Supported Housing

As detailed in the publicly supported housing analysis, residents with a disability are more likely to receive affordable rental housing and are overrepresented in the HCV program.

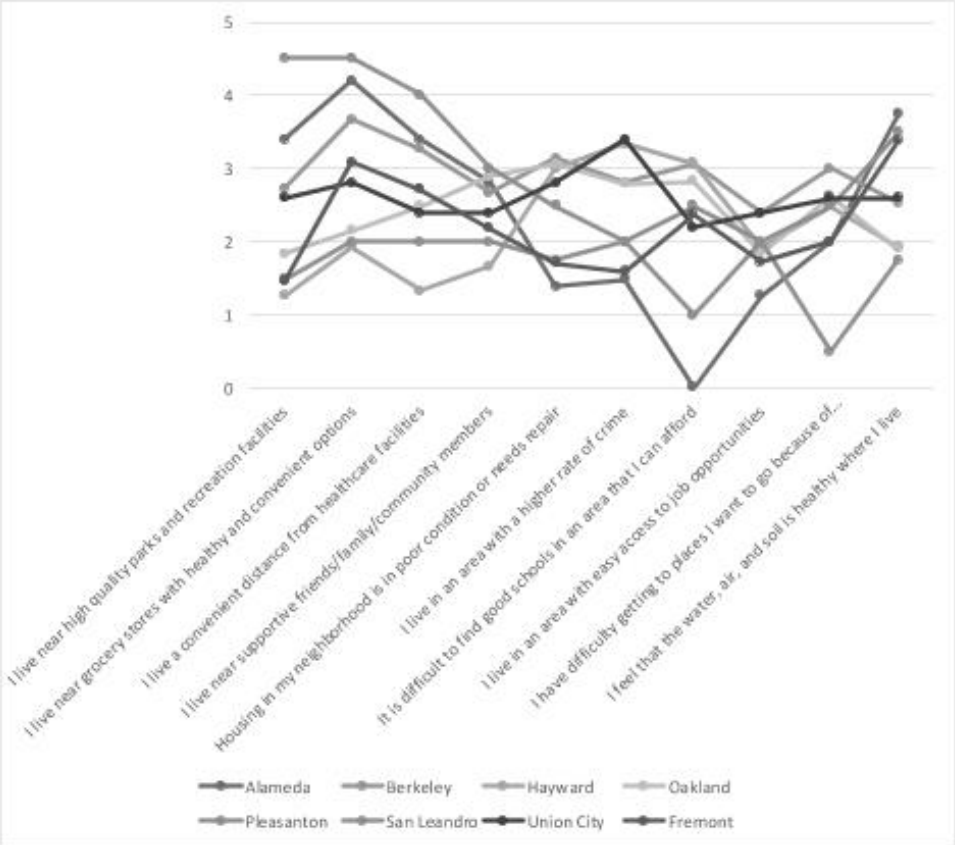
Disparities in Access to Opportunity

The following sections explore access to opportunity for those with disabilities.

Opportunity Indicators

The community engagement process included a survey that asked residents their perception of access to certain low poverty indicators, such as parks, grocery stores, healthcare facilities, a supportive community, jobs, and environmentally healthy soil, air, and water. Residents were asked to rate their agreement with the statements in the chart below; 5 indicates they strongly agree and 0 indicates they strongly disagree. Results are broken down by respondents' cities of residence. All responses are from those who indicated that they or a household member have a disability. Livermore and the unincorporated County are not included in the chart below due to a lack of data.

Figure V-89 - Resident Perceptions on Access to Opportunity Indicators for Those with Disabilities



Pleasanton and Alameda have the highest average rank from those with disabilities while San Leandro and Hayward have the lowest.

Transportation

Respondents who answered that they or a household member has a disability were asked to rank the level of difficulty in using different transportation options on a 0 (very difficult) to 5 (very easy) scale. Driving is ranked as the easiest method of transportation, while walking is second, and UBER is third. BART and AC Transit were ranked an average of 3.74 and 3.53, respectively.

Difficulty Achieving Homeownership

About 26 percent of respondents with a disability or a household member with a disability own their home compared with 28 percent of households without a member with a disability. Of those answering that they or

a household member have a disability, 20 percent would like to buy a home; 82 percent of those respondents said that they could not afford to purchase a home.

Contributing Factors of Disability and Access Issues

The table below identifies factors that significantly create, contribute to, perpetuate, or increase disability and access issues in Alameda County.

Table V-24 - Contributing Factors of Disability and Access Issues

Contributing Factors	Alameda County	Alameda	Berkeley	Fremont	Hayward	Livermore	Oakland	Pleasanton	San Leandro	Union City
Access to proficient schools for persons with disabilities										
Access to publicly supported housing for persons with disabilities (See: Section III – Community Engagement)	X	X	X	X	X	X	X	X	X	X
Access to transportation for persons with disabilities										
Inaccessible government facilities or services (buildings, parks, etc.)										
Inaccessible sidewalks, pedestrian crossing, or other infrastructure										
Lack of affordable in-home or community-based supportive services										
Lack of affordable, accessible housing in range of unit sizes			X							
Lack of affordable, integrated housing for individuals who need supportive services (See: Section III – Community Engagement)	X	X	X	X	X	X	X	X	X	X
Lack of assistance for housing accessibility modifications (See: Section III – Community Engagement)	X	X	X	X	X	X	X	X	X	X
Lack of assistance for transitioning from institutional settings to integrated housing										

Contributing Factors	Alameda County	Alameda	Berkeley	Fremont	Hayward	Livermore	Oakland	Pleasanton	San Leandro	Union City
Land use and zoning laws										
Lending discrimination										
Location of accessible housing (See: Section III – Community Engagement)	X	X	X	X	X	X	X	X	X	X
Occupancy codes and restrictions										
Regulatory barriers to providing housing and supportive services for persons with disabilities										
State or local laws, policies, or practices that discourage individuals with disabilities from being placed in or living in apartments, family homes, and other integrated settings										
Other: Limited supply of affordable housing within neighborhoods (See: Section III – Community Engagement)	X	X	X	X	X	X	X	X	X	X

Fair Housing Enforcement, Outreach Capacity, and Resource Analysis

This section of the AFFH rule discusses fair housing enforcement. It reviews legal cases and complaints, describes fair housing protections, and evaluates enforcement and outreach capacity.

Fair Housing Protections

Fair housing laws are in place at the federal and state levels. Federal, state, and local governments all share a role in enforcing these laws, as well as conducting activities to affirmatively further fair housing.

Title VIII of the federal Civil Rights Act of 1968 prohibits housing discrimination based on race, color, national origin or ancestry, sex, or religion. The 1988 Fair Housing Amendments Act added familial status and mental and physical handicap as protected classes. The laws prohibit a wide range of discriminatory actions, including refusal to rent, sell, or negotiate for housing, make housing unavailable, set different terms, conditions, or privileges, provide different housing services or facilities, refusal to make a mortgage loan, or impose different terms or conditions on a loan.

At the state level, the Rumford Housing Act prohibits housing discrimination toward all classes protected under Title III and adds marital status as a protected class. The Unruh Civil Rights Act prohibits discrimination in all business establishments in California, including housing and public accommodations, based on age, ancestry, color, disability, national origin, race, religion, sex, or sexual orientation.

The California Fair Employment and Housing Act prohibits discrimination and harassment in all aspects of housing including sales and rentals, evictions, terms and conditions, mortgage loans and insurance, and land use and zoning. The Act also requires housing providers to make reasonable accommodations in rules and practices to permit persons with disabilities to use and enjoy a dwelling and to allow persons with disabilities to make reasonable modifications of the premises.

The participating jurisdictions require developers to comply with all fair housing laws and develop affirmative fair housing marketing plans.

In summary, California law protects individuals from illegal discrimination by housing providers based on:

- Race, color;
- Ancestry, national origin;
- Religion;
- Disability, mental or physical;
- Sex, gender;
- Sexual orientation;
- Gender identity, gender expression;
- Genetic information;
- Marital status;

- Familial status;
- Source of income;
- Citizenship;
- Primary language; and
- Immigration status.

The County and all jurisdictions except Fremont and Berkeley contract with Eden Council for Hope and Opportunity (ECHO) to provide local fair housing services. Fremont contracts with Project Sentinel; Berkeley is in the process of changing providers, but previously contracted with East Bay Community Law Center (EBCLC). The contact information for these organizations is provided below, followed by more details about each organization.

Table V-25 - Fair Housing Organization Contacts

Name	URL	Phone Number
East Bay Community Law Center (EBCLC)	https://ebclc.org/need-services/housing-services/	(510) 548-4040
Eden Council for Hope and Opportunity (ECHO)	https://www.echofairhousing.org/	(855) 275-3246
Project Sentinel	https://www.housing.org/	(408) 720-9888

With offices in Hayward, Livermore, Oakland, and Contra Costa County, ECHO provides fair housing counseling and education, tenant/landlord counseling and mediation, and other housing-related programs. To address the needs of limited English proficiency speakers, ECHO provides services and classes in Spanish, has online information available in Farsi, and has access to a live "language line" service. ECHO has also conducted outreach in Spanish via local cable access channels and maintains an advertisement in the local Spanish-language newspaper. ECHO programs include:

- Fair housing testing and complaints
- Fair housing counseling and education
- Tenant/landlord counseling and mediation
- Homeless prevention program
- Rental assistance program
- Rent/deposit grant program
- Homeseeking services
- Shared housing counseling placement
- Homebuyers' education learning program

The City of Fremont contracts with Project Sentinel to investigate housing discrimination complaints and tenant/landlord services. Project Sentinel is a nonprofit agency that provides services to help resolve housing problems for residents in Fremont and portions of San Francisco, San Mateo, Santa Clara, and Stanislaus

Counties. Project Sentinel administers Fremont's Fair Housing and Landlord Tenant Service program at the City of Fremont Family Resource Center. Services include free, confidential counseling for tenants and landlords to help them understand their rights and responsibilities under state and local laws that affect rental housing. Project Sentinel offers fair housing materials and services in multiple languages, including Spanish, Chinese, Tagalog, Vietnamese, Cambodian, Arabic, Korean, Laotian, Hindi, and Japanese. Project Sentinel/Fremont Fair Housing programs include:

- Fair housing testing and complaints
- Fair housing presentations and tenants' fair housing rights training
- Property owner/manager training sessions
- Homebuyer education classes
- Mortgage counseling
- Tenant/landlord counseling and mediation services

The City of Berkeley previously contracted with EBCLC for fair housing services. EBCLC is a law center dedicated to providing law services to low-income households as well as training future attorneys. The law center has two locations in the City of Berkeley. Berkeley-funded fair housing programs included:

- Fair housing complaints
- Outreach and education
- Fair housing tests
- Educational and training workshops

These service providers assist in filing of fair housing complaints to the state Department of Fair Employment and Housing and the federal Office of Fair Housing and Equal Opportunity, as necessary.

Trends in Fair Housing Complaints and Violations

Office of Fair Housing and Equal Opportunity/Department of Fair Employment and Housing

The US Office of Fair Housing and Equal Opportunity and the California State Department of Fair Employment and Housing are charged with implementing and enforcing fair housing protections. Local fair housing cases may be forwarded to either agency, depending on the basis of discrimination. However, many cases are resolved on the local level.

From 2015 to 2016, 123 fair housing discrimination cases were forwarded to the Office of Fair Housing and Equal Opportunity. The table below presents the bases for the cases forwarded. Percents do not add up to 100 due to cases containing multiple bases.

The majority of bases for fair housing complaints were regarding a disability and nearly a quarter of cases were regarding being black.

Table V-26 - Fair Housing Complaints Forwarded to Fair Housing and Equal Opportunity, 2015–2016

Basis for Complaint	#	Percent
Disability	79	64.2%
Race	35	28.5%
Asian	3	2.4%
Black	30	24.4%
White	1	0.8%
Color	2	1.6%
National Origin	8	6.5%
Hispanic Origin	2	1.6%
Religion	4	3.3%
Sex	6	4.9%
Retaliation	14	11.4%
Familial Status	15	12.2%

Source: HUD, 2019

From 2015 to 2019, 256 fair housing discrimination cases were forwarded to the Department of Fair Employment and Housing. The table below presents the bases for the cases forwarded. Percents do not add up to 100 due to cases containing multiple bases of discrimination.

The majority of bases for fair housing complaints were regarding disability.

Table V-27- Fair Housing Complaints Forwarded to Department of Fair Employment and Housing, 2015–2019

Basis for Complaint	#	Percent
Disability	145	56.6%
Age	4	1.6%
Sexual Orientation	4	1.6%
Ancestry	1	0.4%
Familial Status	20	7.8%
Race	20	7.8%
National Origin	19	7.4%
Color	16	6.3%
Sex/Gender	17	6.6%
Source of Income	9	3.5%

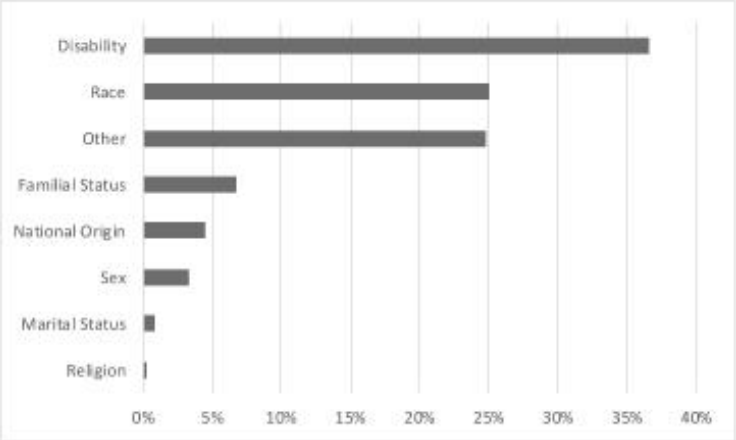
Source: DFEH, 2019

ECHO / Project Sentinel / EBCLC

ECHO, Project Sentinel, and EBCLC, as described above, provide fair housing complaint resolution services.

The chart displayed below shows the basis of discrimination on complaints received by these organizations. Data are from complaints brought forward between 2015 and 2019. Percentages may not add to 100 due to cases having multiple bases. As seen with the charts above, a large portion of cases are related to disability.

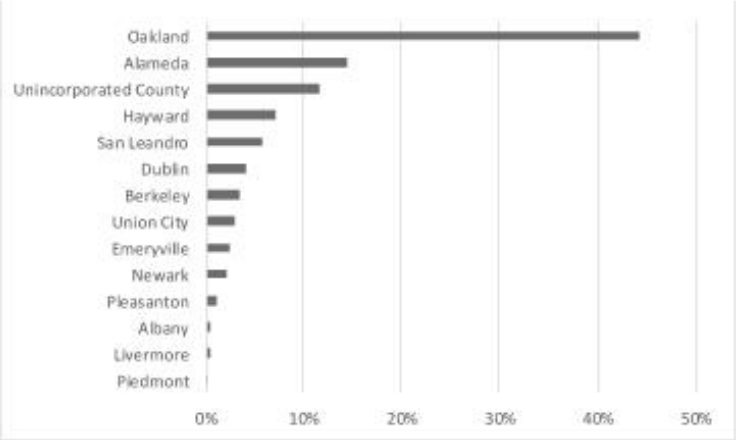
Figure V-90 - Bases of Complaints Received, 2015-2019



Source: ECHO Housing, 2019; EBCLC, 2019

The next chart shows where alleged discrimination occurred within Alameda County. A majority of cases have occurred within the City of Alameda.

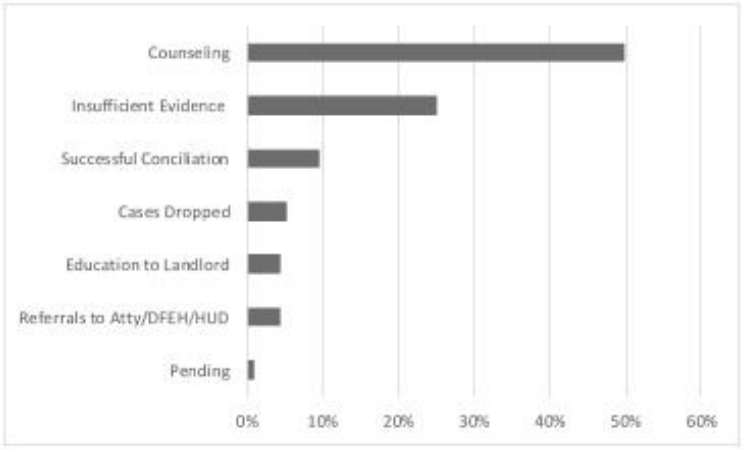
Figure V-91 - Location of Alleged Discrimination, 2015-2019



Source: ECHO Housing, 2019; EBCLC, 2019

The last chart displays how complaints were resolved. Approximately 50 percent of cases are resolved with counseling services.

Figure V-92 - Resolution of Fair Housing Cases, 2015-2019



Source: ECHO Housing, 2019; EBCLC, 2019

Fair Housing Training, Education, and Outreach Program

Over the last five years, ECHO Housing has provided Alameda County fair housing counseling services, tenant and landlord counseling, first-time homebuyer training, and training to property managers. In the same period, Project Sentinel/Fremont Fair Housing Services has given 26 presentations to local public service organizations, distributed 198 brochures to property owners and 1,307 brochures to tenants seeking housing. EBCLC also provided outreach and educational services.

Fair Housing Outreach for LEP Residents

As described in the Demographic Summary section above, some participating jurisdictions have a significant number of residents with Limited English Proficiency (LEP); across the entire county, 18 percent of residents are LEP. In order to ensure meaningful access to federally funded programs and activities, including outreach and education activities regarding fair housing programs, every participating jurisdiction maintains a Language Assistance Plan (LAP). The LAP sets forth clear procedures for the provision of language assistance via oral and written translation and verbal interpretation at public meetings and hearings related to the CDBG/HOME program.

Contributing Factors of Fair Housing Issues

Stakeholders and participating jurisdictions have commented that inadequate funding and organizational capacity are the primary limitations on expanding or improving fair housing enforcement. HUD directs recipients of CDBG funds to use the grant's administrative or social services allocations for fair housing activities, including creation of an analysis of impediments. However, HUD also caps those allocation

amounts, which limits participating jurisdictions from using more of these funds on fair housing activities. Participating jurisdictions generally do not use any other public or private source of funding for their fair housing activities. While participating jurisdictions have limited funding to offer fair housing organizations, fair housing organizations have other funding sources, such as HUD's Fair Housing Initiatives Program (FHIP); however, these organizations generally do not have many other private funding sources. Other fair housing activities are funded from federal and state resources, such as services provided by the Office of Fair Housing and Equal Opportunity and Department of Fair Employment and Housing.

The number of fair housing organizations and their respective capacities has also constrained the amount of fair housing activities. Participating jurisdictions commented that a reduction in the number of fair housing organizations has lessened fair housing activities overall.

According to HUD guidance, a common factor for fair housing complaints can be a lack of affordable housing supply. According to the California Housing Partnership's Housing Emergency Update for Alameda County, federal and state funding to Alameda County for affordable housing has declined by 80 percent since 2008, leaving a deficit of approximately $124 million annually (California Housing Partnership, 2018). Additionally, while LIHTC production and preservation in Alameda County has increased by 67 percent overall from 2016, the state production and preservation has decreased by 23 percent. Lastly, the report finds that Alameda County needs 52,291 more affordable rental homes to meet the need. To combat this lack of state and federal funding, local tax initiatives have been approved, including the County's Measure AI, Berkeley's Measure O, and Emeryville's Measure C; however, due to the demand for affordable housing, the need still far exceeds these local measures.

The table below identifies factors that significantly create, contribute to, perpetuate, or increase fair housing issues in Alameda County.

Table V-28 - Contributing Factors of Fair Housing Issues

Contributing Factors	Alameda County	Alameda	Berkeley	Fremont	Hayward	Livermore	Oakland	Pleasanton	San Leandro	Union City
Lack of local private fair housing outreach and enforcement (See: Tends in Fair Housing Complaints and Violations)	X	X	X	X	X	X	X	X	X	X
Lack of local public fair housing enforcement (See: Tends in Fair Housing Complaints and Violations)	X	X	X	X	X	X	X	X	X	X
Lack of resources for fair housing agencies and organizations (See: Tends in Fair Housing Complaints and Violations)	X	X	X	X	X	X	X	X	X	X
Lack of state or local fair housing laws										
Unresolved violations of fair housing or civil rights law										
Other: Lack of federal, state, and local funding for affordable housing (See: Section III – Community Participation)	X	X	X	X	X	X	X	X	X	X

Section VI

Fair Housing Goals and Priorities

This section describes how the participating jurisdictions will address fair housing issues described in Section V. Goals are organized in the table below by the goal itself, the contributing factors addressed by the goal, the fair housing impediment addressed, responsible party, metrics, and time frame.

Goal Making Strategies

Participating jurisdictions considered multiple strategies for creating local fair housing goals. Jurisdictions reached out to local fair housing organizations to partner on improving fair housing services; sought input from stakeholders, planning and other department staff, and agency leadership to obtain commitment and expertise in areas of planning and community development; reviewed non-traditional sources of affordable housing funding (such as philanthropic funds from private individuals and companies); and evaluated the potential of public lands being a more affordable option for new affordable housing development.

To illustrate the results of these efforts, jurisdictions are collaborating with local fair housing advocacy and service organizations, such as Project Sentinel and ECHO; are leveraging federal, state, and local funding to advance fair housing goals. Many participating jurisdictions have also obtained the commitment of other agency staff and departments, in helping to implement these goals.

While no public-private partnerships have been formed yet, the participating jurisdictions, through their commitment to affirmatively further fair housing and in pursuit of achieving these goals, will continue to look for opportunities to continue the conversation with housing developers. This will be done through continued marketed, open, and engaged sharing of this document, and continued reporting on progress during the Consolidated/Annual Action/PHA processes where there will be opportunities for public input and feedback.

Implementation Through Consolidated Plans and Annual Plans

Once goals and priorities are identified, it is important that they become incorporated into appropriate planning documents. One such document is the five-year Consolidated Plan, as well as the successive Annual Action Plans; and for housing authorities – public housing agency (PHA) plans or the equivalent. By directing participants to incorporate goals into these plans, the AFFH Rule has provided a process for real change in communities. Goal **2.f** demonstrates that participating jurisdictions plan to implement their goals and strategies through their Consolidated Plans, Annual Action Plans and PHAs. These plans cover the fiscal/program years of July 1, 2020 through June 30, 2025, referred to as FY/PY 2020-2024. Participating jurisdictions may also utilize other planning documents, as appropriate, to help implement their goals, such as housing elements, community plans, area plans, zoning and land use ordinances, transportation plans, education plans, and other community planning type documents.

For a complete list of participating jurisdictions and the goals and activities that they support in this AI, please refer to the Appendix - Attachment 1.

Table VI-1 - Fair Housing Goals

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
1) Regional Goal: Fair Housing Promote fair housing enforcement and outreach.					
Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.	**Lack of local private fair housing outreach and enforcement**	**Fair housing outreach and enforcement**			
Alameda Urban County	Lack of local private fair housing outreach and enforcement	Fair housing outreach and enforcement	1) Urban County/Alameda County Housing and Community Development (HCD) 2) City of Emeryville	1) Allocate up to $75,000 of CDBG funds annually over next five-year AI period to fund Eden Council for Hope and Opportunity (ECHO) to provide these services. 2) Implement annual training program for property managers and residents.	1) Annually from FY 2020 through FY 2024. 2) Develop training program by December 2020.
Berkeley Housing Authority	Lack of resources for fair housing agencies and organizations	Fair housing outreach and enforcement	Berkeley Housing Authority	Provide fair housing marketing materials to applicants and participants through the distribution of flyers, pamphlets, website postings, and other marketing activities as determined by BHA.	Ongoing from PY 2020 through PY 2024
City of Alameda	Lack of local private fair housing outreach and enforcement	Fair housing outreach and enforcement	City of Alameda	Allocate CDBG funds annually over the next five-year AI period to fund a fair housing service provider with the expectation that the provider will market its services through some combination of the distribution of flyers, pamphlets, website postings, and other marketing activities as approved by the City of Alameda.	Annually from PY 2020 through PY 2024
City of Berkeley	Lack of local private fair housing outreach and enforcement	Fair housing outreach and enforcement	City of Berkeley	Allocate approximately $35,000 in public service CDBG funds over next five-year AI period to fund community agencies with fair housing expertise to provide these services.	Ongoing from PY 2020 through PY 2024
City of Fremont	Lack of local private fair housing outreach and enforcement	Fair housing outreach and enforcement	City of Fremont	Allocate approximately $35,000 of CDBG funds annually over the next five-year AI period to fund one or multiple agencies to provide these services.	Annually from PY 2020 through PY 2024
City of Hayward	Lack of local private fair housing outreach and enforcement	Fair housing outreach and enforcement	City of Hayward	Allocate $25,000 of CDBG funds annually over the next five-year AI period to fund agencies such as ECHO/Project Sentinel to provide these services.	Annually from PY 2020 through PY 2024
City of Livermore	Lack of local private fair housing outreach and enforcement	Fair housing outreach and enforcement	City of Livermore	Allocate approximately $25,000 of CDBG or local funds annually over the next five-year AI period to fund agencies and Fair Housing Services contractors such as ECHO Housing.	Annually from PY 2020 through PY 2024
City of Oakland	Lack of local private fair housing outreach and enforcement	Fair housing outreach and enforcement	City of Oakland	Continue to allocate approximately $260,000 in CDBG funds to fair housing providers for the provision of fair housing education, legal	Annually from PY 2020 through PY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
				assistance, tenant/landlord assistance, and other services promoting fair housing.	
City of Pleasanton	Lack of local private fair housing outreach and enforcement	Fair housing outreach and enforcement	Pleasanton Housing Division	Allocate general funds annually over next five-year AI period to fund fair housing.	Annually from FY 2020 through FY 2024
City of San Leandro	Lack of local private fair housing outreach and enforcement	Fair housing outreach and enforcement	City of San Leandro	Allocate approximately $10,000 in public service CDBG funds over next five-year AI period to fund a fair housing service provider with expertise in providing these services.	Ongoing from PY 2020 through PY 2024
City of Union City	Lack of local private fair housing outreach and enforcement	Fair housing outreach and enforcement	Union City HCD	Allocate approximately $XX CDBG funds annually to fund agencies, such as ECHO, to provide these services.	Annually from PY 2020 through PY 2024
Housing Authority of the City of Alameda	Lack of local private fair housing outreach and enforcement	Fair housing outreach and enforcement	Housing Authority of the City of Alameda	Continue to provide education and notices through briefings and program participation materials on fair housing law and reasonable accommodation under Americans with Disabilities Act (ADA) to both owners and program participants.	Annually from PY 2020 through PY 2024
Housing Authority of the County of Alameda	Lack of local private fair housing outreach and enforcement	Fair housing outreach and enforcement	Housing Authority of the County of Alameda	Provide fair housing marketing materials to program participants through the distribution of flyers, pamphlets, website postings, and other marketing activities.	Ongoing from PY 2020 through PY2024
Oakland Housing Authority	Lack of local private fair housing outreach and enforcement	Fair housing outreach and enforcement	Oakland Housing Authority	OHA will continue to provide education and notices through briefings and program participation materials on fair housing law and reasonable accommodation to both owners and program participants.	Ongoing from PY 2020 through FY 2024
Activity 1.b: Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias.	**Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement**	**Fair housing outreach and enforcement**			
Alameda Urban County / All Participating Jurisdictions	Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement	Fair housing outreach and enforcement	1) ECHO 2) Urban County/Housing	1) ECHO to create educational videos on ECHO website that would contain fair housing guidance for tenants and landlords. 2) Urban County jurisdictions will provide a link to ECHO's website.	1) By June of FY 2021 2) By August of FY 2021
City of Berkeley	Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement	Fair housing outreach and enforcement	City of Berkeley	Provide link to ECHO resources on City website.	By PY 2021
City of Fremont	Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement	Fair housing outreach and enforcement	City of Fremont	Meet with fair housing organization(s) annually to evaluate program effectiveness and determine any changes/ improvements.	Annually from PY 2020 through PY 2024
City of Hayward	Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement	Fair housing outreach and enforcement	City of Hayward	1) Increase awareness of fair housing services by marketing tenant/landlord workshops to tenants and landlords in Hayward through the City's Rent Stabilization Program materials. 2) Provide two workshops annually, one for tenants and one for landlords, regarding fair housing.	1) By December 2020 and updated annually from PY 2020 through PY2024 2) Annually from PY 2020 through PY2024 3) Annually from PY 2020 through PY2024 4) Annually

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
				2) Request that fair housing organizations, on an annual basis as part of CAPER, provide information on what and how fair housing services can be improved to increase access to services. 3) Improve and maintain information on City's website. 4) Solicit information on planned marketing efforts from fair housing organization(s) on an annual basis. 5) Provide link to ECHO resources on City website.	5) Annually from PY 2020 through PY2024 6) By PY 2021
City of Livermore	Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement	Fair housing outreach and enforcement	City of Livermore	1) Update the City's website with fair housing information and links to expanded training videos on ECHO's website. 2) Meet with fair housing organization(s) annually to review marketing efforts and determine the need for any changes or improvements.	1) By August 2021 2) Annually from PY 2020 through PY 2024
City of Oakland	Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement	Fair housing outreach and enforcement	City of Oakland	Improve and maintain information of City's website with updated links to fair housing resources.	FY 2020 through PY 2024
City of Pleasanton	Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement	Fair housing outreach and enforcement	Pleasanton Housing Division	1) Update the City's website with fair housing information and links to expanded training videos on ECHO's website. 2) Meet with fair housing organization(s) annually to review marketing efforts and determine the need for any changes or improvements.	1) By June of FY 2021 2) By August of FY 2021
City of San Leandro	Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement	Fair housing outreach and enforcement	City of San Leandro	Improve and maintain information and links to resources on City's website on fair housing and relevant state legislation.	Annually from PY 2020 through PY 2024
City of Union City	Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement	Fair housing outreach and enforcement	Union City HCD	1) Improve and maintain information and links to resources on City's website on fair housing. 2) The City will meet with fair housing organizations on annual basis to determine and review annual marketing efforts and determine any changes/improvements.	Annually from PY 2020 through PY 2024
Livermore Housing Authority	Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement	Fair housing outreach and enforcement	Livermore Housing Authority	Provide fair housing marketing and information materials to participants and tenants through the distribution of flyers, pamphlets, website postings, and newsletters. LHA will also post referrals to area legal aid clinics on its website. LHA will also include information on legal aid resources in lease enforcement notices and communications.	PY 2020 through PY 2024
Activity 1.c: **Participating jurisdictions will advocate for local federal/state laws that would improve fair housing protections for those experiencing barriers to accessing housing.**	**Lack of resources for fair housing agencies and organizations; lending discrimination**	**Fair housing outreach and enforcement; disproportionate housing needs**			
Alameda Urban County	Lack of resources for fair housing agencies and organizations; lending discrimination	Fair housing outreach and enforcement; disproportionate housing needs	1) Alameda County HCD 2) City of Newark CDD	1) Work with County lobbyist to provide information on what, if any, new fair housing	1) Annually from FY 2020 through FY 2024 2) Approve ordinance by FY 2023

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
				regulations could help improve protections, and to report this to the County Board of Supervisors for their consideration of providing endorsement or other support. 2) Develop and adopt a fair housing ordinance that will clarify and publicize the prohibition against discrimination in housing.	
Activity 1.d: **Participating jurisdictions will continue to fund housing placement services for people with disabilities to assist them in finding accessible housing (i.e., CRIL, DCARA, County's online application/website).**	**Access to publicly supported housing for persons with disabilities; lack of affordable, integrated housing for individuals who need supportive services**	**Disability and access**			
Alameda Urban County	Access to publicly supported housing for persons with disabilities; lack of affordable, integrated housing for individuals who need supportive services	Disability and access	1) Alameda County HCD 2) City of Dublin Community Development Department and Human Services Commission	1) Create a subsidized rental housing portal on HCD website to store online housing application forms for rental units. 2) Continue to fund housing placement services for people with disabilities to assist them in finding accessible housing through annual CDBG allocation of funds.	1) By June of FY 2024 2) Annually from FY 2020 through FY 2024
City of Fremont	Access to publicly supported housing for persons with disabilities; lack of affordable, integrated housing for individuals who need supportive services	Disability and access	City of Fremont Human Services Dept.	Allocate resources (as available) to support agencies such as CRIL and DCARA that help people with disabilities locate housing. Funding resources are allocated through the City's Social Service grant funding process. CRIL and DCARA are currently being funded through the City's Social Service Grant funding process, which has a three-year funding cycle. The current funding cycle is FY 2019-22. Annual award of grant funding is subject to funding availability, agency's performance, and City Council approval. CRIL, DCARA, and other similar agencies will be invited to apply.	PY 2019 through PY 2022, with opportunity to award funds again for another three-year cycle for PY 2023 through PY 2026
City of Livermore	Access to publicly supported housing for persons with disabilities; lack of affordable, integrated housing for individuals who need supportive services	Disability and access	Livermore Housing and Human Services Division	Allocate CDBG or other local funding to support agencies, such as CRIL, that help people with disabilities to locate housing, so long as funding levels stay the same.	Annually from PY 2020 through PY 2024
City of Pleasanton	Access to publicly supported housing for persons with disabilities; lack of affordable, integrated housing for individuals who need supportive services	Disability and access	Pleasanton Housing Division	Continue to fund agencies, such as CRIL, that help people with disabilities to locate housing. Funding resources are allocated through the City's annual Housing & Human Services Grant program and are subject to available funds approved by City Council.	Annually from FY 2020 through FY 2024
City of San Leandro	Access to publicly supported housing for persons with disabilities; lack of affordable, integrated housing for individuals who need supportive services	Disability and access	City of San Leandro	Provide funding to support services to those eligible for affordable housing and who are in need of assistance to access affordable housing, including people with disabilities.	Annually from PY 2020 through PY 2024
City of Union City	Access to publicly supported housing for persons with disabilities; lack of affordable, integrated housing for individuals who need supportive services	Disability and access	Union City HCD	1) Allocate resources to support agencies, such as CRIL, that help people with disabilities locate housing. Funding resources are allocated through the City's biannual public service grant	1) CRIL is currently receiving funds from the City from PY 2020 through PY 2021. For the PY 2021-2022/2022-2023 and PY 2023-2024/2024-25 funding cycle, CRIL and other similar agencies will be invited to apply.

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
				funding process and are subject to funding availability and City Council approval. 2) Promote the availability of housing referral services through its website and community centers.	2) Promotion of programs will occur in Years 1-5.
Activity 1.e: **Participating jurisdictions will provide financial assistance to clinics that provide free or reduced-costs legal services for low-income rental households facing barriers to affordable housing.**	**Displacement of residents due to economic pressures; source of income discrimination; lack of local private fair housing outreach and enforcement; lack of local fair housing enforcement; lack of local public (local, state, federal) fair housing enforcement**	**Segregation; publicly supported housing; fair housing outreach and enforcement**			
Alameda Urban County	Displacement of residents due to economic pressures; source of income discrimination; lack of local private fair housing outreach and enforcement; lack of local fair housing enforcement; lack of local public (local, state, federal) fair housing enforcement	Segregation; publicly supported housing; fair housing outreach and enforcement	1) Alameda County HCD 2) City of Dublin CDD and Human Services Commission	1) Continue to fund a three-year program that provides legal services to help people currently housed to avoid displacement. 2) Continue to fund legal assistance with an annual CDBG allocation amount.	1) Through June of FY 2022 2) Annually from FY 2020 through FY 2024
City of Hayward	Displacement of residents due to economic pressures; source of income discrimination; lack of local private fair housing outreach and enforcement; lack of local fair housing enforcement; lack of local public (local, state, federal) fair housing enforcement	Segregation; publicly supported housing; fair housing outreach and enforcement	City of Hayward	1) Conduct annual competitive funding process. 2) Distribute funds to organizations that provide legal services for low-income rental households if the following criteria are met: a) organizations that provide legal services for low-income rental households apply during the competitive funding process; b) funding to these organizations is recommended by Community Services Commission (CSC) 3) Provide funding recommendation by the CSC as approved by City Council.	Annually from PY 2020 through PY 2024
City of Oakland	Displacement of residents due to economic pressures; source of income discrimination; lack of local private fair housing outreach and enforcement; lack of local fair housing enforcement; lack of local public (local, state, federal) fair housing enforcement	Segregation; publicly supported housing; fair housing outreach and enforcement	City of Oakland	Continue funding support of legal services in support to low/moderate income households through the fair housing contract(s).	Annually
City of San Leandro	Displacement of residents due to economic pressures; source of income discrimination; lack of local private fair housing outreach and enforcement; lack of local fair housing enforcement; lack of local public (local, state, federal) fair housing enforcement	Segregation; publicly supported housing; fair housing outreach and enforcement	City of San Leandro	Provide funding to support legal services to low- and moderate-income households in need of support to maintain housing or to enforce tenants' rights.	Annually from PY 2020 through PY 2024
2) Regional Goal: Jurisdiction Policies **Maintain, improve, and implement local policy that supports affordable housing and fair housing.**					
Activity 2.a: **Participating jurisdictions with an existing rental stabilization program will take actions to continue to maintain the program and make improvements, as needed.**	**Displacement of residents due to economic pressures;**	**Segregation; R/ECAPs; disproportionate housing needs**			
City of Alameda	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	City of Alameda	Develop a registry of rental units and raise awareness of the City's Rent Program among new and existing rental property owners and tenants.	Annually from PY 2020 through 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
City of Berkeley	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	City of Berkeley	The City's Rent Board will make continuous improvements on an as-needed basis at the determination of the Rent Board.	Ongoing from PY 2020 through PY 2024
City of Fremont	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	City of Fremont	Continue to implement and enforce mobile home rent stabilization ordinance.	Ongoing from PY 2020 through PY 2024
City of Hayward	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	City of Hayward	On an annual basis, evaluate existing rent stabilization program, maintain, and make improvements as market conditions change.	Annually from PY 2020 through PY 2024
City of Oakland	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	City of Oakland	Per Policy 5.3 of the Oakland Housing Element, the City will continue to administer programs to protect existing tenants from unreasonable rent increases.	Ongoing through the 2015/2023 Housing Element Planning period.
City of San Leandro	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	City of San Leandro	Continue to implement and enforce mobile home space rent stabilization ordinance (adopted July 2019).	Ongoing from PY 2020 through PY 2024
Activity 2.b: **Participating jurisdictions will promote new fair housing laws, including AB 1482, upon adoption, and to the extent required by the new laws.**	**Displacement of residents due to economic pressures;**	**Segregation; R/ECAPs; disproportionate housing needs**			
Alameda Urban County	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	Alameda County HCD	County will develop an implementation plan for SB 1482, which will apply to unincorporated parts of the County. Alameda County Planning Department has received SB 2 funding to support implementation/ enforcement of new laws.	By June 30, 2021
City of Berkeley	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	City of Berkeley	Implement the new fair housing laws to the extent required by the new laws and to the extent determined possible by the City with no additional resources provided for implementation.	Ongoing from PY 2020 through PY 2024
City of Fremont	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	City of Fremont	Provide information on AB 1482 and other applicable housing legislations to the extent practicable, on City's website.	By end of PY 2020
City of Hayward	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	City of Hayward	Provide information on AB 1482, the new legislation, on City's website.	By end of PY 2020
City of Livermore	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	Livermore HHS	Provide information on AB 1482 on the City's website and/or facilitate resident access to information on the law through other means as resources permit.	To be determined as statewide implementation responsibilities are defined.
City of Pleasanton	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	Pleasanton Housing Division	Provide information on AB 1482 and other applicable housing legislations to the extent practicable, on City's website.	By end of PY 2020
City of San Leandro	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	City of San Leandro	Regularly update City's website with user-friendly information and links to resources on new state legislation and about how new state laws intersect with City's existing tenant protection ordinances.	Ongoing from PY 2020 through PY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
City of Union City	Displacement of residents due to economic pressures;	Segregation; R/ECAPs; disproportionate housing needs	Union City HCD	Provide information on the new legislation on the City's website and the City will implement the new fair housing laws, to the extent required by the new laws and to the extent determined possible by the City with no additional resources provided for implementation.	By end of PY 2020
Livermore Housing Authority	Displacement of residents due to economic pressures	Segregation; R/ECAPs; disproportionate housing needs	Livermore Housing Authority	Post information on LHA's website about the new legislation, AB 1482.	By June 2020
Activity 2.c: **Participating jurisdictions will periodically review their existing inclusionary housing in-lieu fees and/or housing impact fees and jobs-housing linkage fee programs if applicable, to maximize number of units in a manner consistent with current housing market conditions and applicable law.**	**Lack of affordable housing**	**Disproportionate housing needs**			
Alameda Urban County	Lack of affordable housing	Disproportionate housing needs	1) City of Dublin CDD 2) City of Emeryville CDD	1) Use existing Dublin Commercial Linkage Fee to construct 50 affordable housing units and assist five first-time homebuyers; review current fee levels and rules. 2) Review annually.	1) By FY 2023 2) Annually from FY 2020 through FY 2024
City of Berkeley	Lack of affordable housing	Disproportionate housing needs	City of Berkeley	1) Continue to work on modifications to existing housing mitigation and in-lieu fees. 2) Make revisions to BMR program in a manner consistent with current market conditions and applicable laws. The City's mitigation fee ordinance is indexed and increases every 2 years. City staff expect to start working on revisions to BMR programs in PY 2020.	1) Every two years for the duration of the Con Plan period PY 2020 through 2024 2) Approve revisions by PY 2021
City of Fremont	Lack of affordable housing	Disproportionate housing needs	City of Fremont	The City will periodically review existing inclusionary housing in-lieu fees to produce affordable units in a manner consistent with current housing market conditions and applicable law.	Ongoing from PY 2020 through PY 2024
City of Livermore	Lack of affordable housing	Disproportionate housing needs	Livermore HHS	Review the inclusionary housing in-lieu fee annually for adjustments and review the inclusionary housing ordinance periodically to maximize implementation of the on-site requirements consistent with market conditions and applicable law.	Review in-lieu fee annually from PY 2020 through PY 2024; and review Inclusionary Zoning Ordinance on-site requirements by end of PY 2021
City of San Leandro	Lack of affordable housing	Disproportionate housing needs	City of San Leandro	Review and propose updates to the City's existing inclusionary zoning ordinance.	Ongoing from PY 2020 through PY 2024C
City of Union City	Lack of affordable housing	Disproportionate housing needs	Union City HCD, Planning	Review City's existing inclusionary housing in-lieu fee and housing impact fee on large additions, to maximize number of units in a manner consistent with current housing market conditions and applicable law.	By year end of PY 2024
Activity 2.d: **The participating jurisdictions will continue to pursue modifications of current zoning and other local policies regulating housing development**	**Land use and zoning laws; high cost of developing affordable housing**	**Disproportionate housing needs**			

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
that pose a direct or indirect constraint on the production of affordable housing.					
Alameda Urban County	Land use and zoning laws	Disproportionate housing needs	Alameda County HCD and Urban County Cities	Aim to implement the programs described in their Housing Elements within the current Housing Element planning period.	Annually through FY 2024
City of Berkeley	Land use and zoning laws	Disproportionate housing needs	City of Berkeley	Evaluate any modifications that pose direct or indirect constraints on affordable housing production, as part of its updated Housing Element subsequent annual performance report(s).	Annually from PY 2020 through PY 2024
City of Hayward	Land use and zoning laws	Disproportionate housing needs	City of Hayward	1) Develop a work plan approved by City Council to address constraints on the production of affordable housing. 2) Implement short and midterm goals of this work plan.	1) Year 1 of five-year Con Plan period. 2) Years 2-3 of Con Plan period
City of Livermore	Land use and zoning laws	Disproportionate housing needs	City of Livermore	Review and report on direct or indirect constraints as may be required by State HCD as part of the Housing Element Annual Performance Report submittal.	Annually from PY 2020 through PY 2024
City of Oakland	Land use and zoning laws	Disproportionate housing needs	City of Oakland	Continue to review local policies that affect affordable housing development in Oakland and suggest modifications to alleviate impediments affecting time and cost to develop. Continue to explore opportunity sites, land use options, and other potential modifications through the City's General Plan, Sustainable Oakland Development Initiative, and Land Use & Transportation Element which encourage the development of affordable housing.	Term of Oakland Housing Element – 2015-2023
City of San Leandro	Land use and zoning laws	Disproportionate housing needs	City of San Leandro	Continue to evaluate and update existing zoning to ensure compliance with state-mandated streamlining requirements (e.g.: ADU, area planning, objective design standards)	Annually from PY 2020 through PY 2024
Oakland Housing Authority	Land use and zoning laws	Disproportionate housing needs	Oakland Housing Authority	OHA will continue to review local policies that affect affordable housing development in Oakland and suggest modifications to alleviate impediments affecting time and cost to develop. Metric and Milestone: Production of general plan amendment for Oakland.	Ongoing from FY 2020 through FY 2024. 12-18 months to completion after initial proposal is drafted.
Activity 2.e: **Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.**	**Lack of affordable housing**	**Disproportionate housing needs**			
Alameda Urban County	Lack of affordable housing	Disproportionate housing needs	Alameda County HCD and Urban County Cities	Aim to implement the programs described in the County and Urban County Cities' Housing Elements within the current Housing Element planning period.	Annually from FY 2020 through FY 2024
City of Berkeley	Lack of affordable housing	Disproportionate housing needs	City of Berkeley	Continue to further the objectives in the Housing Element.	Annually from PY 2020 through PY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
City of Fremont	Lack of affordable housing	Disproportionate housing needs	City of Fremont	Aim to implement the programs described in the City's Housing Element within the current Housing Element cycle.	Annually from PY 2020 through PY 2024
City of Hayward	Lack of affordable housing	Disproportionate housing needs	City of Hayward	1) Incorporate prioritization of in-need population identified in the Housing Element in Notices of Funding Availability. 2) Continue to fund programs that are described in the Housing Element.	1) Annually from PY 2020 through PY 2024 2) Annually from PY 2020 through PY 2024
City of Livermore	Lack of affordable housing	Disproportionate housing needs	City of Livermore	Continue to implement the programs described in the current Housing Element.	Annually, through the current Housing Element planning period through 2025
City of Oakland	Lack of affordable housing	Disproportionate housing needs	City of Oakland	Aim to implement the programs described in the City's Housing Element within the current Housing Element planning period.	Annually, through 2022-23
City of Pleasanton	Lack of affordable housing	Disproportionate housing needs	Pleasanton Housing Division to coordinate with Planning Division	Staff to coordinate in implementing the programs in its the current 2015-2023 Housing Element update. Continue to submit required Annual Progress Reports.	Annually from FY 2020 through FY 2024
City of San Leandro	Lack of affordable housing	Disproportionate housing needs	City of San Leandro	Continue to implement the programs described in the City's Housing Element; continue to submit Annual Progress Report by the required reporting deadline.	Annually from PY 2020 through PY 2024
City of Union City	Lack of affordable housing	Disproportionate housing needs	Union City HCD, Planning	Continue to implement the programs described City's Housing Element and will report annual Housing Element progress to the State as part of the Annual Progress Report.	Annually from PY 2020 through PY 2024
Oakland Housing Authority	Lack of affordable housing	Disproportionate housing needs	Oakland Housing Authority	OHA will continue to implement programs described that it administers such as public housing, housing choice voucher and affordable housing development and rehabilitation. Number of families served will be reported annually in the MTW annual report for various program types. Projected milestones for FY 2020 are: a) public housing: 1,048 households; b) Housing Choice Voucher: 11,484 households; c) Local non-traditional programs: 1,261 households.	Ongoing from FY 2020 through FY 2024
Activity 2.f: **Participating jurisdictions will continue to incorporate these Regional Analysis of Impediments (AI) goals into their 5-Year Consolidated and Annual Action Plans.**	**Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities**	**Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement**			
Alameda Urban County	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	Alameda County HCD and Urban County Cities	Incorporate these Regional AI goals into the County and Urban County Cities' 5-Year Consolidated and Annual Action Plans.	Incorporation into the Con Plan will be completed by Con Plan adoption, and updated annually from FY 2020 through FY 2024
Berkeley Housing Authority	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	Berkeley Housing Authority	Incorporate these regional goals into Housing Authority's Annual Plan and 5-Year Plan.	Incorporation into the Con Plan will be completed by Con Plan adoption, and updated annually from PY 2020 through PY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
	publicly supported housing for persons with disabilities				
City of Alameda	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of Alameda	Incorporate these goals into the PY 20-25 Con Plan.	Incorporation into the Con Plan will be completed by Con Plan adoption, and updated annually from PY 2020 through PY 2024
City of Berkeley	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of Berkeley	Incorporate these goals into the PY 2020-25 Con Plan.	Incorporation into the Con Plan will be completed by Con Plan adoption, and updated annually from PY 2020 through PY 2024
City of Fremont	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of Fremont	Incorporate the AI goals into the City's 5-year Con Plan.	Incorporation into the Con Plan will be completed by Con Plan adoption, and updated annually from PY 2020 through PY 2024
City of Hayward	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of Hayward	Incorporate these Regional AI goals into City's 5-year consolidated and Annual Action Plans.	Incorporation into the Con Plan will be completed by Con Plan adoption, and updated annually from PY 2020 through PY 2024
City of Livermore	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of Livermore	Incorporate these Regional AI goals into City's 5-year consolidated and Annual Action Plans.	Incorporation into the Con Plan will be completed by Con Plan adoption, and updated annually from PY 2020 through PY 2024
City of Oakland	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of Oakland	Incorporate these Regional AI goals into City's 5-year Con and Annual Action Plans.	Incorporation into the Con Plan will be completed by Con Plan adoption, and annually updated through PY 2025
City of Pleasanton	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	Pleasanton Housing Division	Staff to continue to incorporate these Regional AI goals into the upcoming FY 2020-24 Con Plan and subsequent Annual Action Plans.	FY 2020 through 2024 Con Plan and subsequent Annual Action Plans will incorporate these Regional AI goals
City of Pleasanton	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	Pleasanton Housing Division	Staff to continue to incorporate the Regional AI goals into the upcoming FY 2020-24 Con Plan and subsequent Annual Action Plans.	FY 2020 through FY 2024 Con Plan and subsequent Annual Action Plans will incorporate these Regional AI goals
City of San Leandro	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of San Leandro	Incorporate these Regional AI goals into City's 5-year Con Plan.	Incorporation into the Con Plan will be completed by Con Plan adoption, and updated annually from PY 2020 through PY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
City of Union City	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	Union City HCD	Include the AI goals into its 5-Year Con Plan (every 5 years) and Annual Action Plans (annually).	Incorporation into the Con Plan will be completed by Con Plan adoption, and updated annually from PY 2020 through PY 2024
Housing Authority of the City of Alameda	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	Housing Authority of the City of Alameda	Incorporate some regional goals into Housing Authority's Annual Plan and 5-Year Plan.	Annually from PY 2020 through PY 2024
Housing Authority of the County of Alameda	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	Housing Authority of the County of Alameda	Incorporate these regional goals into Housing Authority's Annual Plan and 5-Year Plan.	Incorporation into the 5-year PHA Plan will be completed by May 2020, and annually updated through PY 2024
Oakland Housing Authority	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	Oakland Housing Authority	OHA will continue to incorporate regional goals where possible through its ongoing activities. These will be described in OHA's Annual MTW plan. Achievements will be reported in the Annual MTW report.	Ongoing from FY 2020 through FY 2024
Activity 2.g: **The participating jurisdictions will continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.**	**Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities**	**Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement**			
Alameda Urban County	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	Alameda County HCD and Urban County Cities	Continue to prepare a CAPER that evaluates the progress towards these Regional AI goals.	Annually from FY 2020 through FY 2024
City of Alameda	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of Alameda	Continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.	Annually from PY 2020 through PY 2024
City of Berkeley	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of Berkeley	Report on annual progress in the CAPER.	Annually from PY 2020 through PY 2024
City of Fremont	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of Fremont	Continue to prepare a CAPER and evaluate progress toward these Regional AI goals.	Annually from PY 2020 through PY 2024
City of Hayward	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of Hayward	Continue to prepare a CAPER that evaluates the progress toward these Regional AI goals.	Annually from PY 2020 through PY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
	publicly supported housing for persons with disabilities				
City of Livermore	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of Livermore	Report on annual progress in the CAPER.	Annually from PY 2020 through PY 2024
City of Oakland	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of Oakland	Continue to report annual progress of Regional AI goals as part of the required CAPER.	Annually
City of Pleasanton	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	Pleasanton Housing Division	Annually assess the progress made in achieving the Regional AI goals through the preparation and submittal of the annual CAPER.	Annually from FY 2020 through FY 2024
City of San Leandro	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	City of San Leandro	Continue to prepare a CAPER that evaluates the progress toward these Regional AI goals.	Annually from PY 2020 through PY 2024
City of Union City	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	Union City HCD	Evaluate the progress made in achieving the AI goals as part of the CAPER preparation	Annually from PY 2020 through PY 2024
Oakland Housing Authority	Lack of affordable housing; displacement of residents due to economic pressures; lack of resources for fair housing agencies and organizations; access to publicly supported housing for persons with disabilities	Segregation; R/ECAPs; disproportionate housing needs; disability and access; access to opportunities; fair housing outreach and enforcement	Oakland Housing Authority	OHA will continue to update progress toward goals through the CAPER in partnership with the City of Oakland.	Ongoing from FY 2020 through FY 2024
Activity 2.h **As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.**	**Displacement of residents due to economic pressures**	**Segregation; R/ECAPs; disproportionate housing needs**			
Alameda Urban County	Displacement of residents due to economic pressures	Segregation; R/ECAPs; disproportionate housing needs	Alameda County HCD and Urban County Cities	1) If determined by HCD that a survey should be commissioned, then work together with participating jurisdictions to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; 2) Will advocate to HUD for the revision of FMR calculations/methodology.	1) Check in with participating jurisdictions on annual basis to determine whether a survey will be commissioned for that year. 2) Ongoing from FY 2020 through FY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
Berkeley Housing Authority	Displacement of residents due to economic pressures	Segregation; R/ECAPs; disproportionate housing needs	Berkeley Housing Authority	BHA will participate in commissioned rent surveys should HUD's FMRs cause payment standards to be noncompetitive in the market.	Annually from PY 2020 through PY 2024
City of Berkeley	Displacement of residents due to economic pressures	Segregation; R/ECAPs; disproportionate housing needs	City of Berkeley	Continue to work together with other jurisdictions to fund a study to seek adjustments to the FMRs as long as needed.	Check in with participating jurisdictions on an annual basis to determine whether a survey will be commissioned for that year.
City of Fremont	Displacement of residents due to economic pressures	Segregation; R/ECAPs; disproportionate housing needs	City of Fremont	Continue to work together with other jurisdictions to fund a study to seek adjustments to the FMRs as needed.	Check in with participating jurisdictions on an annual basis to determine whether a survey will be commissioned for that year.
City of Hayward	Displacement of residents due to economic pressures	Segregation; R/ECAPs; disproportionate housing needs	City of Hayward	Work together with participating jurisdictions to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area.	Check in with participating jurisdictions on annual basis to determine whether a survey will be commissioned for that year;
City of Oakland	Displacement of residents due to economic pressures	Segregation; R/ECAPs; disproportionate housing needs	City of Oakland	Work together with participating jurisdictions to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) to seek adjustment to HUD FMR standards for the area.	Check in with participating jurisdictions on annual basis to determine whether a survey will be commissioned for that year
City of Pleasanton	Displacement of residents due to economic pressures	Segregation; R/ECAPs; disproportionate housing needs	Pleasanton Housing Division	Work with the other participating jurisdictions to continue to commission market-based surveys of current market-rate rents to seek adjustment to HUD FMR standards, as needed.	Check in with participating jurisdictions on annual basis to determine whether a survey will be commissioned for that year
City of San Leandro	Displacement of residents due to economic pressures	Segregation; R/ECAPs; disproportionate housing needs	City of San Leandro	Work with Alameda County and member jurisdictions to fund a market study to justify a regional adjust to HUD FMRs as needed.	Check in with participating jurisdictions on annual basis to determine whether a survey will be commissioned for that year;
City of Union City	Displacement of residents due to economic pressures	Segregation; R/ECAPs; disproportionate housing needs	Union City HCD	Work with the other participating jurisdictions to continue to commission market-based surveys of current market-rate rents in an effort to seek adjustment to HUD FMR standards, as needed.	Check in with participating jurisdictions on annual basis to determine whether a survey will be commissioned for that year.
Housing Authority of the County of Alameda	Displacement of residents due to economic pressures	Segregation; R/ECAPs; disproportionate housing needs	Housing Authority of the County of Alameda	1) Work with the other housing authorities in the Oakland-Fremont HUD FMR area to evaluate the need to conduct a fair market rent study when new annual FMRs are issued. 2) HACA will work with the other housing authorities in the Oakland-Fremont HUD FMR area to commission a study if such a study is needed based on its evaluation. 3) HACA will continue to work with HUD and the other local housing authorities to evaluate and refine the FMR methodology.	Annually through PY 2024
Oakland Housing Authority	Displacement of residents due to economic pressures	Segregation; R/ECAPs; disproportionate housing needs	Oakland Housing Authority	OHA will continue to participate in commissioned rent surveys as needed to provide data for updated FMRs when propriate. OHA will continue to advocate for better methodology and data for calculating FMRs	Ongoing from FY 2020 through FY 2024 (as needed)

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
				through comment letters to HUD. Participation is contingent on funding availability.	
Activity 2.i Other Activities.					
Oakland Housing Authority	Displacement of residents due to economic pressures	Segregation; R/ECAPs; disproportionate housing needs	Oakland Housing Authority	OHA plans to implement a relocation assistance program for housing choice voucher participants that are forced to vacate their homes, due to failed housing quality standard inspections. Eligible residents may be approved for a moving allowance to assist with costs using Uniform Relocation Allowances. Residents will be informed through the briefing process and during abatement communications of this benefit. Metrics will be compiled at fiscal year-end for number of families assisted and reported through the Annual Moving to Work (MTW) report, a HUD requirement.	Ongoing from FY 2020 through FY 2024
3) Regional Goal: Rental Subsidies Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.					
Activity 3.a: Educate tenants and landlords on new fair housing laws.	**Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services**	**Disability and access; publicly supported housing**			
Alameda Urban County	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services	Disability and access; publicly supported housing	City of Emeryville and City of Newark	Market SB 329 on the City's website and provide information to housing developers and property managers operating in City encouraging them to include in their tenant communication materials.	Update website with SB 329 requirements by July of FY 2020. Other activities are ongoing from FY 2020 through FY 2024.
Berkeley Housing Authority	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services	Disability and access; publicly supported housing	Berkeley Housing Authority	Collaborate with the City of Berkeley on implementation of its Source of Income Ordinance, and the Ronald Dellums Fair Chance Housing Public Health and Safety Ordinance; educate landlords about the City's fair housing laws and State Law SB 329.	Incorporation into landlord newsletters & BHA website after implementation plans are determined, likely by end of calendar year 2020.
City of Fremont	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services	Disability and access; publicly supported housing	City of Fremont	Continue to educate landlords and tenants on the requirements through workshops, website and other marketing materials, consistent with applicable state/local source of income discrimination requirement.	Update website with SB 329 requirements by July of PY 2020, and other activities ongoing
City of Hayward	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services	Disability and access; publicly supported housing	City of Hayward	1) Review effectiveness of source of income protections for recipients of rental subsidy by reviewing tenant inquiries and access to resources to address concerns. 2) Work with local housing authorities to inform Section 8 tenants of their rights under the City's ordinance and new state law.	1) Annually from PY 2020 through PY 2024 2) Year 1
City of Livermore	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services	Disability and access; publicly supported housing	City of Livermore	Market other agencies work in educating public about SB 329	Annually from PY 2020 through PY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
City of Oakland	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services	Disability and access; publicly supported housing	City of Oakland	Improve and maintain information and links to resources on City's website. Continue to contract with fair housing providers to educate tenants and landlords on new fair housing laws.	Annually from PY 2020 through PY 2024
City of Pleasanton	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services	Disability and access; publicly supported housing	Pleasanton Housing Division	Coordinate with ECHO Housing to implement SB 329 by promoting distribution of educational and promotional materials.	Ongoing from FY 2020 through FY 2024
City of San Leandro	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services	Disability and access; publicly supported housing	City of San Leandro	Improve and maintain information and links to resources on City's website on relevant state legislation.	Annually from PY 2020 through PY 2024
City of Union City	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services	Disability and access; publicly supported housing	City of Union City	1) Improve and maintain information and links to resources on City's website on fair housing. 2) The City will meet with fair housing organizations to determine annual marketing efforts and review any changes/improvements.	1) Update website by July 2020 2) Annually
Housing Authority of the County of Alameda	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services	Disability and access; publicly supported housing	Housing Authority of the County of Alameda	Implement SB 329 by raising awareness to landlords and program participants through landlord workshops, website, and self-service portals.	Incorporation into landlord workshops, website, and self-service portals will be completed by 2020 year-end.
Activity 3.b: **Participating jurisdictions will explore creating incentives for landlords to rent to Section 8 voucher holders, such as a leasing bonus, damage claim reimbursement, security deposit and utility assistance.**	**Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services; limited supply of affordable housing in areas with access to opportunity**	**Disability and access; publicly supported housing; access to opportunity**			
Alameda Urban County	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services; limited supply of affordable housing in areas with access to opportunity	Disability and access; publicly supported housing; access to opportunity	City of Dublin CDD, Housing	Communicate with property managers of multifamily rental property to raise awareness of fair housing laws.	Annually/ongoing from FY 2020 through FY 2024
Berkeley Housing Authority	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services; limited supply of affordable housing in areas with access to opportunity	Disability and access; publicly supported housing; access to opportunity	Berkeley Housing Authority	Work with the City of Berkeley to identify available funding to implement a pilot landlord incentive program, including a damage claim program.	Funding opportunities will be researched at least twice, perhaps more if necessary, over the course of the five-year Con Plan period.
Housing Authority of the City of Alameda	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services; limited supply of affordable housing in areas with access to opportunity	Disability and access; publicly supported housing; access to opportunity	Housing Authority of the City of Alameda	Continue to offer landlord incentives, such as leasing bonuses, as approved by the Board of Commissioners.	
Livermore Housing Authority	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services; limited supply of affordable housing in areas with access to opportunity	Disability and access; publicly supported housing; access to opportunity	Livermore Housing Authority	Post on LHA's website and provide information to all persons to whom vouchers are issued regarding state laws and regulations and City ordinances regarding protections from source of income discrimination.	Within 6 months of any changes
Oakland Housing Authority	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services; limited supply of	Disability and access; publicly supported housing; access to opportunity	Oakland Housing Authority	1) OHA will continue implementing approved landlord incentives through MTW activities 17-01 and 17-02 and described in its Annual MTW plan and report outcomes achieved through its Annual MTW report. Examples of incentives are:	FY 2020

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
	affordable housing in areas with access to opportunity			re-rent bonus, sign on bonus for new landlords, pre-inspections, vacancy loss payments, and owner education and recognition events. OHA is planning to implement an automatic rent increase based on geospatial analysis of change within census tracts and other factors. 2) OHA plans to conduct a research effort in collaboration with an academic institution to better understand the landlord population and create more evidence-based policy initiatives. Milestones will be produced from study and subsequent policy initiatives based on study data.	
Activity 3.c: **Other Activities.**					
City of Alameda	Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services; limited supply of affordable housing in areas with access to opportunity	Disability and access; publicly supported housing; access to opportunity	City of Alameda	Create a prosecution division within the City Attorney's Office to enforce the city ordinance regarding source of income protections and other fair housing violations. Maintain data on education activities.	Within 5 years
4) Regional Goal: Rehabilitation **Preserve and rehabilitate existing affordable housing stock**					
Activity 4.a: **Participating jurisdictions will explore a low-cost loan program for landlords unable to make needed repairs or accessibility modifications in order to avoid displacement of lower-income tenants in substandard units.**	**Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity**	**Disproportionate housing needs; disability and access; access to opportunity**			
Alameda Urban County	Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity	Disproportionate housing needs; disability and access; access to opportunity	1) Alameda County HCD 2) Alameda County Healthy Homes Department	1) Continue to offer CDBG funds through an annual RFP process for rental rehabilitation projects. 2) Continue to support pilot rental unit code inspection program; CDBG funds above could be used for repairs.	Annually from FY 2020 through FY 2024
City of Berkeley	Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity	Disproportionate housing needs; disability and access; access to opportunity	City of Berkeley	Continue to implement the proactive Rental Housing Safety Program and continue funding through CDBG so long as current funding levels remain and with City Council approval.	Annually from PY 2020 through PY 2024
City of Hayward	Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity	Disproportionate housing needs; disability and access; access to opportunity	City of Hayward	Continue to maintain existing program pursuant to City's Residential Rental Inspection Program.	Annually from PY 2020 through PY 2024
City of Oakland	Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity	Disproportionate housing needs; disability and access; access to opportunity	City of Oakland	Maintain City program for low-cost rehabilitation of single- and multi-family units that currently benefits landlords indirectly as homeowners of multi-family units.	Annually

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
Oakland Housing Authority	Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity	Disproportionate housing needs; disability and access; access to opportunity	Oakland Housing Authority	OHA plans to implement a no cost loan program allowing landlords to borrow up to $2,500 dollars to make repairs that are required for a unit to pass Housing Quality Standard inspections. Metrics and milestones are reported annually in the MTW Plan and Report through activity 17-01.	Ongoing from FY 2020 through FY 2024
Activity 4.b: Participating jurisdictions will research establishing citywide code inspection program of all rental units or continue to maintain existing program.	Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity	Disproportionate housing needs; disability and access; access to opportunity			
Alameda Urban County	Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity	Disproportionate housing needs; disability and access; access to opportunity	Alameda County Healthy Homes Department	Continue to support pilot rental unit code inspection program; CDBG funds above could be used for repairs.	Annually from FY 2020 through FY 2024
City of Berkeley	Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity	Disproportionate housing needs; disability and access; access to opportunity	City of Berkeley	Continue to implement the proactive Rental Housing Safety Program and continue to funding through CDBG so long as current funding levels remain and with City Council approval.	Annually from PY 2020 through PY 2024
City of Hayward	Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity	Disproportionate housing needs; disability and access; access to opportunity	City of Hayward	Continue to maintain existing program pursuant to City's Residential Rental Inspection Program.	Annually from PY 2020 through PY 2024
City of Oakland	Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity	Disproportionate housing needs; disability and access; access to opportunity	City of Oakland	Continue to make improvements to the existing code enforcement relocation program/tenant relocation assistance program, as necessary, and with guidance of assessments	Annually
Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.	**Lack of private investments in specific neighborhoods**	**Disproportionate housing needs**			
Alameda Urban County	Lack of private investments in specific neighborhoods	Disproportionate housing needs	All Urban County jurisdictions	1) Continue to fund minor home repair program with at least $250,000 in CDBG funds annually. 2) Support County's Renew AC program through advertising and referrals.	Annually from FY 2020 through FY 2024
City of Alameda	Lack of private investments in specific neighborhoods	Disproportionate housing needs	City of Alameda	Continue to offer the Residential Rehabilitation program and allocate CDBG funds as they are available.	Annually from PY 2020 through 2024
City of Berkeley	Lack of private investments in specific neighborhoods	Disproportionate housing needs	City of Berkeley	Continue to operate the Senior and Disabled Rehab Loan Program, funding permitting, by providing an average of three new loans a year for the next five-year AI period.	Annually from PY 2020 through PY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
City of Fremont	Lack of private investments in specific neighborhoods	Disproportionate housing needs	City of Fremont	Continue to fund minor home repair program and rehabilitation loan program. Support Renew AC program through advertising and referrals.	Annually from PY 2020 through PY 2024
City of Livermore	Lack of private investments in specific neighborhoods	Disproportionate housing needs	City of Livermore	Continue to explore acquisition/rehabilitation opportunities of distressed properties to preserve lower-income units.	Annually from PY 2020 through PY 2024
City of Oakland	Lack of private investments in specific neighborhoods	Disproportionate housing needs	City of Oakland	Continue existing rehabilitation and residential lending programs benefitting seniors, disabled and low/moderate income homeowners.	Annually from PY 2020 through PY 2024
City of San Leandro	Lack of private investments in specific neighborhoods	Disproportionate housing needs	City of San Leandro	Continue to provide minor home repair grants, funding permitting, to low-income San Leandro residents.	Annually from PY 2020 through PY 2024
City of Union City	Lack of private investments in specific neighborhoods	Disproportionate housing needs	City of Union City / Alameda County Healthy Homes	1) Allocate CDBG funds, subject to funding availability, through the City's biannual budget to the Alameda County Healthy Homes Department to administer the City's Minor Home Repair Program. 2) Support Renew AC program through advertising and referrals.	Annually from PY 2020 through PY 2024
Housing Authority of the City of Alameda	Lack of private investments in specific neighborhoods	Disproportionate housing needs	Housing Authority of the City of Alameda	Continue to coordinate with the City of Alamada and refer landlords to the City's Residential Rehabilitation Program, including advertising in the Housing Programs Department landlord newsletter.	Annually from PY 2020 through PY 2024
Activity 4.d: The participating jurisdictions will continue to financially support programs that rehabilitate existing units for accessibility.	**Lack of affordable housing for individuals who need supportive services; location and type of affordable housing; lack of assistance for housing accessibility modifications; location of accessible housing**	**Disability and access; access to opportunity**			
City of Alameda	Lack of affordable housing for individuals who need supportive services; location and type of affordable housing; lack of assistance for housing accessibility modifications; location of accessible housing	Disability and access; access to opportunity	City of Alameda	Continue to offer the Housing Safety program and allocate CDBG funds as they are available.	Annually from PY 2020 through 2024
City of Berkeley	Lack of affordable housing for individuals who need supportive services; location and type of affordable housing; lack of assistance for housing accessibility modifications; location of accessible housing	Disability and access; access to opportunity	City of Berkeley	Continue to allocate an annual amount of approximately $400,000 of CDBG funds, funding permitting, over the next five-year AI period to fund community agencies with rehabilitation experience specializing in accessibility.	Annually from PY 2020 through PY 2024
City of Fremont	Lack of affordable housing for individuals who need supportive services; location and type of affordable housing; lack of assistance for housing accessibility modifications; location of accessible housing	Disability and access; access to opportunity	City of Fremont	Continue to provide CDBG funding, subject to funding availability to agency (ies) that provide this service.	Annually from PY 2020 through PY 2024
City of Hayward	Lack of affordable housing for individuals who need supportive services; location and type of affordable housing; lack of assistance for housing accessibility modifications; location of accessible housing	Disability and access; access to opportunity	City of Hayward	Continue to provide CDBG funding each year to fund nonprofits that can rehabilitate existing units for accessibility.	Annually from PY 2020 through PY 2024
City of Livermore	Lack of affordable housing for individuals who need supportive services; location and type of affordable	Disability and access; access to opportunity	City of Livermore	Continue to provide CDBG or other local funding for loans and grants to low-income homeowners that can include rehabilitation of units for accessibility.	Annually from PY 2020 through PY 2024, as funding is available

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
	housing; lack of assistance for housing accessibility modifications; location of accessible housing				
City of Oakland	Lack of affordable housing for individuals who need supportive services; location and type of affordable housing; lack of assistance for housing accessibility modifications; location of accessible housing	Disability and access; access to opportunity	City of Oakland	Continue to fund the Access Improvement Program with CDBG funds to rehabilitate existing units for accessibility.	Annually from PY 2020 through PY 2024
City of Pleasanton	Lack of affordable housing for individuals who need supportive services; location and type of affordable housing; lack of assistance for housing accessibility modifications; location of accessible housing	Disability and access; access to opportunity	Pleasanton Housing Division	Continue the administration of the City's Housing Rehabilitation Program.	Annually from FY 2020 through FY 2024
City of Union City	Lack of affordable housing for individuals who need supportive services; location and type of affordable housing; lack of assistance for housing accessibility modifications; location of accessible housing	Disability and access; access to opportunity	City of Union City	Allocate CDBG funds, subject to funding availability, through the City's biannual budget to the Alameda County Healthy Homes Department to administer the City's Minor Home Repair Program.	Annually from PY 2020 through PY 2024
Housing Authority of the County of Alameda	Lack of affordable housing for individuals who need supportive services; location and type of affordable housing; lack of assistance for housing accessibility modifications; location of accessible housing	Disability and access; access to opportunity	Housing Authority of the County of Alameda	Commit approximately $2 million for the complete rehabilitation of 50 of its senior housing units.	PY 2020 through PY 2022
Oakland Housing Authority	Lack of affordable housing for individuals who need supportive services; location and type of affordable housing; lack of assistance for housing accessibility modifications; location of accessible housing	Disability and access; access to opportunity	Oakland Housing Authority	1) OHA evaluates accessibility and adaptability needs of existing and new residents and seeks to manage its portfolio of compliant units based on need. If accessible or adaptable units are unavailable, OHA evaluates making needed changes on a case by case basis. 2) OHA complies with federal UFAS regulations regarding the percentage of accessible and adaptable units in all new development projects and typically exceeds the federal regulations in low income areas.	Ongoing from FY 2020 through FY 2024, based on funding availability.
Activity 4.e: **Other Activities.**					
Alameda Urban County	Limited supply of affordable housing in areas with access to opportunity; displacement of residents due to economic pressures	Disproportionate housing needs; access to opportunity	City of Emeryville	Reach out to XX property owners and provide technical assistance and funding application assistance to retain affordable housing units at risk of converting to market rate.	Annually from FY 2020 through FY 2024
5) Regional Goal: Unit Production **Increase the number of affordable housing units**					
Activity 5.a: **Participating jurisdictions will prioritize the production of affordable housing units in sizes appropriate for the population and based on family size.**	**The availability of affordable units in a range of sizes**	**Disproportionate housing needs**			
Alameda Urban County	The availability of affordable units in a range of sizes	Disproportionate housing needs	1) Alameda County HCD 2) City of Dublin 3) City of Dublin	1) Continue to award higher points in its housing developer applications to projects that offer units of 3+ bedrooms. 2) Facilitate construction of at least 100 additional affordable unit through the existing inclusionary	1) Annually from FY 2020 through FY 2024 2) By FY 2023 3) By FY 2021

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
				zoning regulations and work with developers to ensure a diversity of housing types and sizes. 3) Provide assistance to developers to secure entitlements and County A1 funding for at least 100 units, including 20 extremely low-income/special needs units	
City of Hayward	The availability of affordable units in a range of sizes	Disproportionate housing needs	City of Hayward	Incentivize housing developers to prioritize the production of affordable housing units in sizes appropriate for the population and based on family size by awarding higher points on applications for units of 3+ bedrooms when applying to NOFA.	Annually from PY 2020 through PY 2024
City of Oakland	The availability of affordable units in a range of sizes	Disproportionate housing needs	City of Oakland	Continue to identify sufficient sites that can accommodate Oakland housing needs allocations and specifically meet the needs of affordable housing development.	Term of Oakland Housing Element – 2015-2023
City of Pleasanton	The availability of affordable units in a range of sizes	Disproportionate housing needs	Pleasanton Housing and Planning Divisions	Continue to work toward ensuring that developers are constructing affordable housing units of varying sizes to accommodate larger families.	As needed
City of Union City	The availability of affordable units in a range of sizes	Disproportionate housing needs	Union City HCD, Planning	Evaluate the affordable housing size needs of the community and prioritize unit sizes based on the identified need as affordable housing funds/land/projects become available.	As new housing projects are proposed, an evaluation will be conducted by staff
Housing Authority of the City of Alameda	The availability of affordable units in a range of sizes	Disproportionate housing needs	Housing Authority of the City of Alameda	Secure funding for AHA's pipeline of affordable housing developments per the Board of Commissioners approved 10-year Capital Improvements Schedule and complete these projects in a cost-effective and timely manner.	Within 5 years
Livermore Housing Authority	The availability of affordable units in a range of sizes	Disproportionate housing needs	Livermore Housing Authority	To the extent that vouchers are available, LHA will partner with the City of Livermore on affordable housing developments within the City's jurisdiction.	PY 2020 through PY 2024
Oakland Housing Authority	The availability of affordable units in a range of sizes	Disproportionate housing needs	Oakland Housing Authority	OHA follows Low Income Housing Tax Credit unit and funding source guidelines and then uses waitlist demographic data to determine unit size.	Ongoing from FY 2020 through FY 2024
Activity 5.b: **The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or AI, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.**	**Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing**	**Disproportionate housing needs; disability and access; R/ECAPs; segregation**			

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
Alameda Urban County	Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing	Disproportionate housing needs; disability and access; R/ECAPs; segregation	1) City of Newark 2) City of Emeryville 3) Alameda County HCD	1) Fund XX units through affordable housing fees and update housing element. 2) Deploy the Measure C Housing Bond program allocation to Emeryville to finance the development of XX additional affordable housing through acquisition/construction of new rental multifamily projects, homebuyer assistance, rehabilitation of existing multifamily projects, or acquisition of additional affordable commitments in private developments. 3) Fund XX affordable housing units through multiple sources, and state, federal and local agencies.	1) By June of FY 2025 2) By July of FY 2020 3) Annually from FY 2020 through FY 2024
Berkeley Housing Authority	Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing	Disproportionate housing needs; disability and access; R/ECAPs; segregation	Berkeley Housing Authority	Continue to support Project-Based Voucher (PBV) developments, and when funding available, and as approved by HUD, issue new PBVs.	Annually from PY 2020 through PY 2024
City of Alameda	Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing	Disproportionate housing needs; disability and access; R/ECAPs; segregation	City of Alameda	Facilitate the development of vacant land and the redevelopment of existing structures to provide more affordable housing serving specialized populations.	Annually from PY 2020 through 2024
City of Berkeley	Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing	Disproportionate housing needs; disability and access; R/ECAPs; segregation	City of Berkeley	Continue to use its Housing Trust Fund program guidelines to make funds available for affordable housing development. City has adopted a resolution establishing priority review for permits for affordable projects. City has identified several City-owned housing opportunity sites. City will continue to work with City-funded Berkeley Way project on City-owned land through completion in 2022. City has supported local projects' access to State programs including NPLH and AHSC, and will continue to consider requests to do the same.	Annually from PY 2020 through PY2024
City of Fremont	Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing	Disproportionate housing needs; disability and access; R/ECAPs; segregation	City of Fremont	Continue to administer the City's Affordable Housing Ordinance (aka Inclusionary Housing Ordinance) and provide local funding support to affordable housing developments subject to funding availability.	Annually from PY 2020 through PY2024
City of Hayward	Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing	Disproportionate housing needs; disability and access; R/ECAPs; segregation	City of Hayward	Award funding to affordable housing developments from the Inclusionary Housing Trust Fund after sufficient impact fees have been accrued. Hayward anticipates awarding $10 million during the next NOFA.	Within 3 years
City of Livermore	Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing	Disproportionate housing needs; disability and access; R/ECAPs; segregation	City of Livermore	1) Fund and facilitate the development of approximately 400 affordable rental units including supportive units for senior, homeless and special needs/disabled households in the development pipeline through the use of City affordable housing fees and the inclusionary housing ordinance.	Annually from PY 2020 through PY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
				2) Continue to explore acquisition/rehabilitation opportunities for affordable housing. 3) Seek other sources from state and federal agencies to leverage funds for affordable housing units locally.	
City of Oakland	Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing	Disproportionate housing needs; disability and access; R/ECAPs; segregation	City of Oakland	Continue existing programs to support the development of affordable housing units including units for persons with special needs through HOPWA funding and other funding made available for this purpose. Continue to promote and implement existing strategies to support development of affordable housing.	Annually from PY 2020 through PY 2024
City of Union City	Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing	Disproportionate housing needs; disability and access; R/ECAPs; segregation	Union City HCD	Develop 81 affordable units on a city-owned site in conjunction with MidPen Housing. The project is estimated to be complete by 2023. Continue to implement the inclusionary housing ordinance and support other affordable housing programs as resources become available, such as SB 2 funding.	MidPen project – 2023 Inclusionary Housing Ordinance Administration (Ongoing from PY 2020 through PY 2024)
Housing Authority of the City of Alameda	Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing	Disproportionate housing needs; disability and access; R/ECAPs; segregation	Housing Authority of the City of Alameda	Continue to support Project-Based Voucher (PBV) developments; when funding is available, and as approved by HUD, issue new PBVs.	Annually from PY 2020 through PY 2024
Housing Authority of the County of Alameda	Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing	Disproportionate housing needs; disability and access; R/ECAPs; segregation	Housing Authority of the County of Alameda	Continue to support PBV developments and, when available, issue up to 75 new PBVs targeted to seniors, persons with disabilities, the homeless, veterans, and families, including large families.	FY 2021 through FY 2023
Livermore Housing Authority	Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing	Disproportionate housing needs; disability and access; R/ECAPs; segregation	Livermore Housing Authority	Continue to support PBV developments and, when available, issue new vouchers targeted to seniors, persons with disabilities, including persons living with HIV/AIDS, the homeless, veterans, and families, including large families.	PY 2020 through PY 2024
Oakland Housing Authority	Displacement of residents due to economic pressures; access to publicly supported housing for individuals who need supportive services; lack of federal, state, and local funding for publicly supported housing	Disproportionate housing needs; disability and access; R/ECAPs; segregation	Oakland Housing Authority	OHA will continue all existing programs to support development of local affordable housing units through short- and long-term long programs, general and limited partnerships, low income housing tax credits and other strategies. Metrics and milestones will be reported annually in the MTW Annual Plan and Report. See MTW activity 08-01.	Ongoing from FY 2020 through FY 2024
Activity 5.c: **Participating jurisdictions will explore revisions to building codes or processes that reduce the costs and/or allow greater number of accessory dwelling units, tiny homes, or smaller houses.**	**Land use and zoning laws**	**Disproportionate housing needs**			
Alameda Urban County	Land use and zoning laws	Disproportionate housing needs	1) Alameda County Planning Department 2) 2) City of Dublin CDD, Planning	1) Continue to adopt overlay ordinances in County's unincorporated areas that will allow for units per the new state law.	1) By June of FY 2025 2) By FY 2020 and FY 2023, respectively.

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
				2) Update zoning and programs to further incentivize ADUs and facilitate construction of at least 30 additional ADUs.	
City of Hayward	Land use and zoning laws	Disproportionate housing needs	City of Hayward	Explore an ADU ordinance to expand to non-owner-occupied properties.	Within 1 year
City of Oakland	Land use and zoning laws	Disproportionate housing needs	City of Oakland	Continue to explore revisions to Oakland building codes and processes to make permit review more effective and streamlined for secondary units.	Housing Element period 2015-2023
City of San Leandro	Land use and zoning laws	Disproportionate housing needs	City of San Leandro	Evaluate and update existing zoning to ensure compliance with state-mandated requirements to reduce the cost of constructing ADUs.	Annually from PY 2020 through PY 2024
6) Regional Goal: Homeownership Increase homeownership among low- and moderate-income households					
Activity 6.a: Participating jurisdictions will create a shared list of lenders countywide that can help buyers access below-market-rate loans (homes) and locally sponsored down payment and mortgage assistance programs; promote this list of lenders to interested residents.	**Lending discrimination; access to financial services**	**Disproportionate housing needs; access to opportunity**			
Alameda Urban County	Lending discrimination; access to financial services	Disproportionate housing needs; access to opportunity	1) Alameda County HCD 2) City of Dublin 3) City of Emeryville	1) Continue to offer Mortgage Credit Certificate Program and AC Boost. The list of available lenders is located on HCD's website. Continue to offer homeownership assistance through the County's Down Payment Loan Program (DALP). 2 &3) Review and update list of lenders located on website.	Annually from FY 2020 through FY 2024
City of Hayward	Lending discrimination; access to financial services	Disproportionate housing needs; access to opportunity	City of Hayward	Market list created by County on City website.	By PY 2021
City of Oakland	Lending discrimination; access to financial services	Disproportionate housing needs; access to opportunity	City of Oakland	Continue to provide on the City's website a list of lenders who can assist buyers with community financing products.	Ongoing from PY 2020 through PY 2024
City of Union City	Lending discrimination; access to financial services	Disproportionate housing needs; access to opportunity	City of Union City	Will add link to the County's list on the City's website.	By PY 2021
Livermore Housing Authority	Lending discrimination; access to financial services	Disproportionate housing needs; access to opportunity	Livermore Housing Authority	Post the County's link on the LHA's website and maintain a list of organizations that provide financial literacy training and homebuyer education classes.	By June 2020
Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.	**Access to financial services**	**Access to opportunity**			

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
Alameda Urban County	Access to financial services	Access to opportunity	1) Alameda County HCD 2) City of Dublin CDD	1) Develop homeownership programs, as funds are available. 2) Continue to provide funding for First Time Homebuyer down payment assistance to assist 10-20 low/mod first time homebuyers.	1) Annually from FY 2020 through FY 2024 2) By FY 2023
City of Alameda	Access to financial services	Access to opportunity	City of Alameda	Continue to implement the City's Inclusionary Housing Requirements and to participate in the County's Down Payment Assistance Programs and Mortgage Credit Certificate as funds are available.	Annually from PY 2020 through 2024
City of Berkeley	Access to financial services	Access to opportunity	City of Berkeley	Renew participation in the County-sponsored Mortgage Credit Certificate program and refer Berkeley residents on an as-needed basis.	Annually from PY 2020 through PY 2024
City of Fremont	Access to financial services	Access to opportunity	City of Fremont	Continue to administer the BMR program and promote AC Boost. The City may consider funding homeownership projects if need and if funding is available.	Annually from PY 2020 through PY 2024 Habitat's 19-unit affordable homeownership project will come online around May 2020
City of Hayward	Access to financial services	Access to opportunity	City of Hayward	1) Dedicate staff to provide technical assistance to developers to encourage the inclusion of BMR homeownership development in compliance with the affordable housing ordinance. 2) Add an additional 50 units to the City's BMR inventory/portfolio.	1) Ongoing from PY 2020 through PY 2024 2) Within 5 years
City of Livermore	Access to financial services	Access to opportunity	City of Livermore	Continue to support homeownership education and administer Down Payment Assistance Loan Programs and BMR purchase programs for low- and moderate-income homebuyers.	Annually from PY 2020 through PY 2024
City of Oakland	Access to financial services	Access to opportunity	City of Oakland	Continue to support and utilize these types of programs, fund resources and services to increase homeownership opportunities, down payment assistance, Mortgage Credit Certificate, and below market rate (BMR) homeownership programs.	Annually from PY 2020 through PY 2024
City of Pleasanton	Access to financial services	Access to opportunity	Pleasanton Housing Division	Continue to support the following: a) City's First Time Homebuyer Down Payment Assistance Program b) City's Home Ownership Assistance Program, and 3) ECHO Housing's Homebuyer Education program.	Annually from FY 2020 through FY 2024
City of San Leandro	Access to financial services	Access to opportunity	City of San Leandro	Continue to administer BMR ownership program, promote AC Boost, provide funding to MCC, and as funding and as land opportunities become available, explore other affordable ownership programs.	Annually from PY 2020 through PY 2024
City of Union City	Access to financial services	Access to opportunity	Union City HCD	Continue to administer the BMR ownership program, promote AC Boost, provide funding ($1,000) to MCC, and as funding and/or as land opportunities become available, explore other affordable ownership programs.	Annually from PY 2020 through PY 2024
Housing Authority of the City of Alameda	Access to financial services	Access to opportunity	Housing Authority of the City of Alameda	Continue to provide Family Self-Sufficiency program as funding allows and provide participants with	Annually from PY 2020 through PY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
				financial literacy and recommend homebuyer education classes as applicable.	
Housing Authority of the County of Alameda	Access to financial services	Access to opportunity	Housing Authority of the County of Alameda	Continue to provide Family Self-Sufficiency (FSS) program participants with two financial literacy and homebuyer education classes.	Annually through FY 2024
Oakland Housing Authority	Access to financial services	Access to opportunity	Oakland Housing Authority	OHA will continue to offer a homeownership program to eligible residents which allows participants to have their housing subsidy applied toward a monthly mortgage payment. This program will be marketed to interested residents via OHA's website and through OHA's regular business contact with its residents. Result of total homes purchased through this program will be reported in the Annual MTW Report.	Ongoing from FY 2020 through FY 2024
7) Regional Goal: Supportive Services Maintain and expand supportive services for lower-income households					
Activity 7.a: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.	**Lack of private investments in specific neighborhoods**	**Access to opportunity**			
Alameda Urban County	Lack of private investments in specific neighborhoods	Access to opportunity	Alameda County HCD and City of Dublin	Annually fund at least one community-based job training program.	Annually from FY 2020 through FY 2024
Berkeley Housing Authority	Lack of private investments in specific neighborhoods	Access to opportunity	Berkeley Housing Authority	Continue to operate the Family Self-Sufficiency (FSS) program, including provision of resources, referrals, and job announcements to FSS participants, and posting of job announcements in the lobby for wider access.	Ongoing from PY 2020 through PY 2024
City of Alameda	Lack of private investments in specific neighborhoods	Access to opportunity	City of Alameda	Continue to fund economic development, including on-the-job training programs, with CDBG funds as funds are available.	Annually from PY 2020 through 2024
City of Berkeley	Lack of private investments in specific neighborhoods	Access to opportunity	City of Berkeley	Continue to fund job training programs in the community funding program, with over $100,000 of City General Funds.	Annually from PY 2020 through PY 2024
City of Fremont	Lack of private investments in specific neighborhoods	Access to opportunity	City of Fremont	Continue to fund home-based child care projects and microenterprise projects with CDBG funds, as long as same levels of funding continue.	Annually from PY 2020 through PY 2024
City of Hayward	Lack of private investments in specific neighborhoods	Access to opportunity	City of Hayward	Will make CDBG and General Fund money available annually for job training programs to lower-income individuals.	Annually from PY 2020 through PY 2024
City of Oakland	Lack of private investments in specific neighborhoods	Access to opportunity	City of Oakland	Continue to fund City of Oakland Economic Development to provide ED services, including job training opportunities. Per the Strategic Plan, 12,000 Oakland residents will have access to job training (including low/moderate income residents)	Term of Economic Development Strategic Plan 2018-2020
City of Union City	Lack of private investments in specific neighborhoods	Access to opportunity	Union City HCD	Continue to support job training programs that support low-income individuals, such as through the City's current CDBG funded Community Child-Care Council of Alameda County (4Cs) program which	4Cs will continue to receive funds for PY 2020-2021.

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
				provides job training and technical assistance to low-income, at-home child care providers. 4Cs and other similar agencies/programs are invited to apply for CDBG funding every two years through the grant funding process, which is subject to funding availability and City Council approval.	For the PY 2021-2022/2022-23 and PY 2023-2023/2024-2025 funding cycle, 4Cs and other similar agencies will be invited to apply.
Housing Authority of the County of Alameda	Lack of private investments in specific neighborhoods	Access to opportunity	Housing Authority of the County of Alameda	Continue to provide 50 Family-Self Sufficiency (FSS) program participants with job training referrals and career networking.	Annually through FY 2024
Livermore Housing Authority	Lack of private investments in specific neighborhoods	Access to opportunity	Livermore Housing Authority	Expand LHA's Section 3 program by ensuring that all procurements require responders to analyze whether Section 3 residents or businesses can be used in the performance of all contracts led by LHA. LHA will also provide all Family Self Sufficiency program participants with job training referrals and networking	By June 2021
Oakland Housing Authority	Lack of private investments in specific neighborhoods	Access to opportunity	Oakland Housing Authority	1) Will continue to provide job training and assistance through its Family and Community Partnerships Department. This includes wardrobe assistance, mock interviewing, and resume creation assistance. 2) Will continue to partner with apprenticeship organizations to offer their services to residents so long as funding is available. 3) Will continue to facilitate the JobsPlus grant through completion for residents of West Oakland Public Housing sites. Metrics and Milestones will be report annually in the MTW report under "Single Fund Flexibility".	Ongoing from FY 2020 through FY 2024
Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.	**Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services**	**Disproportionate housing needs; disability and access**			
Alameda Urban County	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	1) All Urban County jurisdictions 2) City of Emeryville 3) City of Dublin CDD, Human Services Commission	1) Continue to collaborate with regional efforts to end homelessness such as Alameda County Every One Home; Countywide Homeless action Plan goals and Unincorporated County Homeless Action Plan Goals. 2) Expand homeless services to include mental health and drug addiction field services to improve housing placement for homeless individuals. 3) Continue to financially support domestic violence shelters and family shelters in Livermore.	1) Annually from FY 2020 through FY 2024 2) By June of FY 2025 3) Annually from FY 2020 through FY 2024
Berkeley Housing Authority	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	Berkeley Housing Authority	Provide financial support in the form of Section 8 rental subsidy to persons experiencing homelessness through the following programs: Moderate Rehab SRO units, Section 8 Mainstream Vouchers, Veterans Affairs Supportive Housing (VASH), and Project-based Section 8 assistance, where units are designated for homeless persons.	

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
City of Alameda	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	City of Alameda	Implement the HEAP-funded programs (including safe parking, winter warming shelter, day center, etc.) over the next 24 months to provide emergency assistance to homeless individuals and families. Continue to fund mobile outreach, case management services and the Midway Shelter.	By December 2021
City of Berkeley	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	City of Berkeley	1) Continue to support homeless programs in the community funding program, including the Request for Proposal, with over $3,000,000 of City General and CDBG funds. Services may include coordinated entry, shelter, navigation center(s), drop-in services, and more. 2) Allocate more of the General Funds raised pursuant to Measure P (passed in November 2018) toward homeless services, which may include an increase in shelters or shelter services, increased funding for housing support services, and increased funding for supportive housing subsidies.	1) Con Plan period PY 2020-2025 2) Annually from PY 2020 through PY 2024
City of Fremont	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	City of Fremont	Subject to funding availability, the City will continue to support the operation of the local year-around homeless shelter and homeless wellness center. Continue to operate a seasonal shelter during the winter months. Continue to operate a mobile hygiene unit. Continue to have a mobile evaluation team to provide mental health support. Operate a homeless navigation center for at least one year.	Annually from PY 2020 through PY 2024
City of Hayward	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	City of Hayward	1) Operate a homeless navigation center for a minimum of one year. 2) Make CDBG and General Fund money available on an annual basis to support services for the homeless.	1) By PY 2020 2) Annually from PY 2020 through PY 2024
City of Livermore	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	City of Livermore	1) Continue to provide financial support for homeless services agencies based on resources available. The City currently supports City Serve of the Tri-Valley, Abode Services, Tri-Valley Haven and ECHO Housing for various homeless outreach, case management, housing navigation, Rapid Rehousing and emergency homelessness prevention services. 2) With the addition of HEAP Funding, in 2019 the City is funding a Safe Parking Program, Shower and Laundry Services and Biohazard Cleanup. 3) Support the local homeless family shelter and domestic violence shelter.	1) Ongoing from PY 2020 through PY 2024 2) Through PY 2021 and based on funding thereafter 3) Annually from PY 2020 through PY 2024
City of Oakland	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	City of Oakland	Continue to utilize CDBG, ESG, General Purpose, and other funds to support housing and services to the homeless population.	Annually from PY 2020 through PY 2024
City of Pleasanton	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	Pleasanton Housing Division	Continue to allocate resources to support agencies, such as City Serve, which provides crisis intervention services to homeless persons. Funding resources are	Annually from FY 2020 through FY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
				allocated through the City's annual Housing & Human Services Grant program and are subject to available funds approved by City Council.	
City of San Leandro	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	City of San Leandro	Continue to support homeless programs via the Community Assistance Program using general funds to support homeless services in the City of San Leandro and regionally. Continue to support regional efforts to end homelessness such as Alameda County Every One Home.	Annually from PY 2020 through PY 2024
City of Union City	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	Union City HCD, Community & Recreation Services (CRS)	Continue to provide financial support for homeless services (as resources are available). The City currently supports Abode Services and the CAREavan Program (a safe parking program).	Abode is currently receiving $20,000 annually in CDBG funds from the City through PY 2020 through PY 2021. For the PY 2021-2022/2022-2023 and PY 2023-2023/2024-2025 funding cycle, Abode and other similar agencies will be invited to apply to the City's biannual grant funding process which is subject to funding availability and City Council approval. The CAREavan program is a city-run program that is funded through the General Fund and HEAP.
Housing Authority of the City of Alameda	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	Housing Authority of the City of Alameda	Provide housing to persons experiencing homelessness through the Moderate Rehabilitation, Project Based Voucher (PBV), Shelter plus Care, and Veterans Affairs Supportive Housing (VASH) programs as appropriate and in compliance with contracts.	Annually from PY 2020 through PY 2024
Housing Authority of the County of Alameda	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	Housing Authority of the County of Alameda	Provide financial support to persons experiencing homelessness through the following programs: Section 8 Project Based Vouchers (PBV) where units are designated for homeless persons, Mainstream Vouchers either made available directly to persons experiencing homeless or to serve "move-up" participants in Permanent Supportive Housing, Veterans Affairs Supportive Housing (VASH) vouchers, and Foster Youth Initiative (FYI) vouchers, as funding is available.	Annually through FY 2024
Livermore Housing Authority	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	Livermore Housing Authority	Continue to apply for and support vouchers directed to persons experiencing homelessness, veterans, and youth. To the extent possible and consistent with current capabilities, LHA will continue to look for opportunities to participate in other HUD programs directed to assist marginalized communities.	PY 2020 through PY 2024
Activity 7.c: **Participating jurisdictions will continue to support access to resources (such as for those with disabilities, language barriers, cultural barriers)**	**Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services**	**Disproportionate housing needs; disability and access**			
Alameda Urban County	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	1.) Alameda County HCD 2.) City of Dublin	1) Alameda County HCD: a) The County's subsidized rental housing portal website will assist seekers of subsidized housing units to find them.	Ongoing from FY 2020 through FY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
				including persons with disabilities to find accessible units; b) Continue to provide ESL classes to new immigrants; c) Program materials can be requested in multiple language, including the website content; 4) upon request and to the extent required under law, program materials will be provided to be accessible to those disabilities. 2) City of Dublin: a) Continue to support disability access services, for example, through CRIL.	
City of Alameda	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	City of Alameda	1) Continue to partner with City's Commission on Disability and accept guidance on how to make City programs more accessible to persons with disabilities. 2) Provide ESL classes at Alameda Adult School as funds are available. 3) Continue to provide program materials in multiple languages upon request. 4) Continue to implement internal plans to improve access to website material.	Ongoing from PY 2020 through PY 2024
City of Fremont	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	City of Fremont	1) Will continue to contract with CRIL and DCARA on annual basis for people with disabilities to have assistance in finding resources; 2) Will continue to contract with Afghan Coalition to provide ESL classes in Dari and Farsi. FRC also provides referrals to this service; 3) Continue to provide program materials in multiple language, upon request.	Ongoing from PY 2020 through PY 2024
City of Pleasanton	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	Pleasanton Housing Division	Continue to allocate resources to support agencies, such as Tri-Valley Haven, that provide crisis intervention services to homeless persons. Funding resources are allocated through the City's annual Housing & Human Services Grant program are subject to available funds approved by City Council.	Annually from FY 2020 through FY 2024
City of Union City	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	City of Union City	Will continue to fund CRIL that provides assistance to people with disabilities, through the next two years, and potentially for future years pending their application and so long as funding continues at current level.	Ongoing from PY 2020 through PY 2024
Oakland Housing Authority	Displacement of residents due to economic pressures; lack of affordable housing for individuals who need supportive services	Disproportionate housing needs; disability and access	Oakland Housing Authority, Family and Community Partnerships Department	Will continue to offer assistance to eligible families for emergency assistance so long as current funding remains. Families assisted will be reported annually in the MTW Annual Report.	Ongoing from PY 2020 through FY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
8) Regional Goal: Marketing Maintain and expand awareness of affordable housing opportunities and services through marketing efforts					
Activity 8.a: Participating jurisdictions will continue to assist in advertising the availability of subsided rental units via the jurisdictions' websites and or apps, the 2-1-1 information and referral phone service, and other media outlets.	**Access to publicly supported housing for persons with disabilities; lack of affordable housing**	**Disability and access; disproportionate housing needs**			
Alameda Urban County	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	1) Alameda County HCD 2) City of Dublin CDD, Housing	1a) Create a subsidized rental housing portal on the County website to create online applications for people to search for rental units. 1b) Continue to support the 211 line with CDBG funds. 2) Continue to advertise the availability of Dublin affordable housing on City website and make available the Tri-Valley Affordable Rental Housing Guide.	1a) By June of FY 2024 1b) Annually from FY 2020 through FY 2024 2) Annually from FY 2020 through FY 2024
Berkeley Housing Authority	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	Berkeley Housing Authority	Continue to advertise available rental units through BHA's website for Section 8 program participants.	Ongoing from PY 2020 through PY 2024
City of Berkeley	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of Berkeley	Continue to assist owners of BMR units to advertise availability of units on the City's website and via press releases.	Annually from PY 2020 through PY 2024
City of Fremont	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of Fremont	Continue to assist affordable housing developers in advertising the availability of BMR units via the City website, email interest lists, other media outlets, and community centers.	Ongoing from PY 2020 through PY 2024
City of Hayward	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of Hayward	Continue to assist owners of BMR units to advertise availability of units on the City's website and via press releases.	Ongoing from PY 2020 through PY 2024
City of Oakland	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of Oakland	Continue to provide on City website a directory of publicly assisted rental units, with management contacts and property addresses.	Ongoing from PY 2020 through PY 2024
City of Pleasanton	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	Pleasanton Housing Division	Continue to assist in marketing the availability of BMR units on the City's website, email listservs, and other media outlets, and flyers at City Hall, Main Library, and Senior Center.	Ongoing from PY 2020 through FY 2024
City of Union City	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	Union City HCD	Continue to assist affordable housing developers in advertising the availability of BMR units via the City website, email listservs, other media outlets, and community centers	Annually from PY 2020 through PY 2024
Housing Authority of the County of Alameda	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	Housing Authority of the County of Alameda	Continue to advertise available rental units through website and GoSection 8 for Section 8 program participants.	Annually through FY 2024 GoSection 8 updates provided weekly.
Livermore Housing Authority	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	Livermore Housing Authority	Continue to advertise available rental units on LHA website and GoSection8 for Section 8 program participants.	PY 2020 through PY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
Oakland Housing Authority	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	Oakland Housing Authority	OHA will publish available waitlist openings on its website and market the website openings through stakeholders, publications, flyers, websites and other media outlets. Metrics and Milestones for OHA waitlist openings are reported in the Annual MTW Report.	Ongoing from FY 2020 through FY 2024
Activity 8.b: The participating jurisdictions will explore the creation of a countywide affordable housing database.	**Access to publicly supported housing for persons with disabilities; lack of affordable housing**	**Disability and access; Disproportionate housing needs**			
Alameda Urban County	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; Disproportionate housing needs	1) Alameda County HCD 2) PlaceWorks	1) Create a subsidized rental housing portal on the County website to create online applications for people can search for rental units. 2) Create and implement a communications strategy, utilizing a technical assistance grant from MTC to ensure that low income tenants par taking in the City's BMR program are aware of other affordable programs they are eligible for, and have better access to information.	1) By June of FY 2024 2) By July of FY 2021
City of Union City	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; Disproportionate housing needs	Union City HCD	Promote the county-wide affordable housing database, once developed, through the City's website and other City channels, such as community centers.	Ongoing once database is developed
Activity 8.c: The participating jurisdictions will continue promoting 211's affordable housing database with current information.	**Access to publicly supported housing for persons with disabilities; lack of affordable housing**	**Disability and access; disproportionate housing needs**			
Alameda Urban County	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	1) Alameda County HCD 2) City of Dublin	1) Continue to provide up to $40,000 in CDBG funds to Eden I&R's 211 Line. 2) Continue to Fund 211 through grants to Eden I&R.	Annually from FY 2020 through FY 2024
City of Berkeley	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of Berkeley	Continue to provide funding for 211 and advertise its existence on the City's website.	Annually from PY 2020 through PY 2024
City of Fremont	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of Fremont	Continue to provide General Fund support to 2-1-1 as funding is available. The City will also advertise 2-1-1 on its website. Continue to require Social Service and CDBG to promote 211 on their website.	Annually from PY 2020 through PY 2024
City of Hayward	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of Hayward	Provide $25,000 from the City's General fund to 211 on an annual basis	Annually from PY 2020 through PY 2024
City of Pleasanton	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	Pleasanton Housing Division	Continue to coordinate with Eden I&R in fulfilling its City contract.	As long as Eden I&R has a contract.
City of San Leandro	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of San Leandro	Continue to provide funding for 211 and advertise its existence on the City's website.	Annually from PY 2020 through PY 2024
City of Union City	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	Union City HCD	Continue to provide General Fund support (approximately $10,000 annually) to 2-1-1 as funding is available. The City will also advertise 2-1-1 on its website.	Annually from PY 2020 through PY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
Activity 8.d: Increase marketing efforts of affordable housing units to people that typically face barriers and discrimination in fair housing choice, such a persons with disabilities, people of color, low-income families, seniors, new immigrants, people experiencing homelessness.	**Access to publicly supported housing for persons with disabilities; lack of affordable housing; lending discrimination; lack of affordable housing for individuals who need supportive services; historical discrimination against people of color**	**Segregation; disability and access; disproportionate housing needs;**			
Alameda Urban County	Access to publicly supported housing for persons with disabilities; lack of affordable housing; lending discrimination; lack of affordable housing for individuals who need supportive services; historical discrimination against people of color	Segregation; disability and access; disproportionate housing needs;	City of Dublin CDD, Housing	Monitor BMR rental property owners through review of marketing practices to ensure compliance with applicable laws	Annually from FY 2020 through FY 2024 during BMR monitoring
City of Berkeley	Access to publicly supported housing for persons with disabilities; lack of affordable housing; lending discrimination; lack of affordable housing for individuals who need supportive services; historical discrimination against people of color	Segregation; disability and access; disproportionate housing needs;	City of Berkeley	Continue to share housing opportunities with local non-profits serving homeless populations and other populations that have disabilities.	Annually from PY 2020 through PY 2024
City of Fremont	Access to publicly supported housing for persons with disabilities; lack of affordable housing; lending discrimination; lack of affordable housing for individuals who need supportive services; historical discrimination against people of color	Segregation; disability and access; disproportionate housing needs;	City of Fremont	Continue to market affordable housing units to local non-profit agencies, especially those serving these populations.	As units become available
City of Hayward	Access to publicly supported housing for persons with disabilities; lack of affordable housing; lending discrimination; lack of affordable housing for individuals who need supportive services; historical discrimination against people of color	Segregation; disability and access; disproportionate housing needs;	City of Hayward	1) Establish City-wide marketing plan; 2) Target all people when marketing, and make additional efforts to reach those that have barriers; 3) Market to at least 15 organizations that serve underserved populations.	1) Year 1 2 & 3) Ongoing from PY 2020 through PY 2024
City of Livermore	Access to publicly supported housing for persons with disabilities; lack of affordable housing; lending discrimination; lack of affordable housing for individuals who need supportive services; historical discrimination against people of color	Segregation; disability and access; disproportionate housing needs;	City of Livermore	1) Coordinate with developers of affordable units to include a City-wide marketing plan that supports the Affirmative Marketing efforts of the developers; 2) Target all people when marketing and make additional efforts to reach those that have barriers; 3) Market to community organizations that serve underserved populations.	Ongoing from PY 2020 through PY 2024
City of Union City	Access to publicly supported housing for persons with disabilities; lack of affordable housing; lending discrimination; lack of affordable housing for individuals who need supportive services; historical discrimination against people of color	Segregation; disability and access; disproportionate housing needs;	Union City HCD	Target all people when marketing as affordable housing units become available and make additional efforts to reach those that have barriers and history of being treated differently , such as distributing flyers to non-profits serving these target populations.	As units become available Ongoing from PY 2020 through PY 2024
Oakland Housing Authority	Access to publicly supported housing for persons with disabilities; lack of affordable housing; lending discrimination; lack of affordable housing for individuals who need supportive services; historical discrimination against people of color	Segregation; disability and access; disproportionate housing needs;	Oakland Housing Authority	Once various program waitlists open (anticipated FY 2020), will use partners and media outlets to reach special populations based on the housing type available (i.e., families, elderly, disabled, homeless, etc.). Metrics on waitlist openings will be reported annually in the Moving To Work (MTW) annual report.	Ongoing from FY 2020 through FY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
Activity 8.e: **Participating jurisdictions will continue to provide program materials in multiple languages.**	**Access to publicly supported housing for persons with disabilities; lack of affordable housing**	**Disability and access; disproportionate housing needs**			
Alameda Urban County	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	All Urban County jurisdictions	Continue to provide information in multiple languages on websites and/or through phone translation.	Annually from FY 2020 through FY 2024
Berkeley Housing Authority	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	Berkeley Housing Authority	Continue to provide materials in multiple languages upon request. BHA has Spanish, Tagalog, and Laotian speakers on staff and contracts with Language Line for other languages and for backup services.	Ongoing from PY 2020 through PY 2024
City of Alameda	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of Alameda	Continue to provide materials in multiple languages..	Annually from PY 2020 through PY 2024
City of Berkeley	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of Berkeley	Continue to provide key information on programs in multiple languages.	Ongoing from PY 2020 through PY 2024
City of Fremont	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of Fremont	Continue to provide key information on programs in multiple languages.	Ongoing from PY 2020 through PY 2024
City of Hayward	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of Hayward	Continue to provide information in English, Spanish and Chinese.	Ongoing from PY 2020 through PY 2024
City of Livermore	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of Livermore	Continue to provide marketing in multiple languages on key program information and/or facilitate access through other language translation services.	Ongoing from PY 2020 through PY 2024
City of Oakland	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	City of Oakland	Continue to provide key information in multiple languages through the City's Equal Access Language Assistance Services.	Ongoing from PY 2020 through PY 2024
Housing Authority of the City of Alameda	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	Housing Authority of the City of Alameda	Reevaluate Language Access Plan (LAP) in 2020 and continue to provide materials in multiple languages as outlined in the LAP.	Annually from PY 2020 through PY 2024
Housing Authority of the County of Alameda	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	Housing Authority of the County of Alameda	Continue to provide program materials in multiple languages upon request. HACA has Spanish, Chinese, Vietnamese, Farsi and Tagalog speakers on staff and contracts with a language line for other languages and for backup services.	Annually through FY 2024
Oakland Housing Authority	Access to publicly supported housing for persons with disabilities; lack of affordable housing	Disability and access; disproportionate housing needs	Oakland Housing Authority	1) Will continue to implement assistance in languages needed through language lines, in person interpretation, translation of critical documents and HUD sourced multi-language forms as outlined in OHA's Language Assistance Plan (LAP). 2) Will continue to refine and monitor the data for languages needed and requested and update the LAP with changing demographic information through the HUD recommended four factor analysis process.	Ongoing from FY 2020 through FY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
9) Regional Goal: Community Development **Continue to find ways to finance affordable housing, community development, and economic development activities.**					
Activity 9.a: **Participating jurisdictions will explore financially supporting economic development activities and initiatives in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)**	**Lack of private investments in specific neighborhoods; lack of public investment in specific neighborhoods, including services and amenities; historic discrimination against people of color; location of employers**	**Segregation; R/ECAPs; access to opportunity**			
Alameda Urban County	Lack of private investments in specific neighborhoods; lack of public investment in specific neighborhoods, including services and amenities; historic discrimination against people of color; location of employers	Segregation; R/ECAPs; access to opportunity	Alameda County HCD	As provided in the FY 2020-2024 Neighborhood Plan, fund priority areas (Ashland and Cherryland) and programs in the unincorporated county with approximately $300,000 in CDBG funds annually.	Annually from FY 2020 through FY 2024
City of Alameda	Lack of private investments in specific neighborhoods; lack of public investment in specific neighborhoods, including services and amenities; historic discrimination against people of color; location of employers	Segregation; R/ECAPs; access to opportunity	City of Alameda	Continue to fund economic development activities, including on-the-job training, at Alameda Point and any other areas identified to contain R/ECAPs.	Annually from PY 2020 through PY 2024
City of Berkeley	Lack of private investments in specific neighborhoods; lack of public investment in specific neighborhoods, including services and amenities; historic discrimination against people of color; location of employers	Segregation; R/ECAPs; access to opportunity	City of Berkeley	Continue to advance the Southside Plan adopted in 2011. This plan includes economic development on Telegraph Avenue in one of the City's R/ECAPs. Continue to advance the 2012 Downtown Area Plan. The plan includes economic development on in the Downtown area overlapping with the R/ECAPs. Additionally, the City will continue to support the South Berkeley neighborhoods adjacent to the Berkeley R/ECAPs through the Adeline Corridor Plan and will provide relevant economic development updates on the Plan's process and implementation in the CAPER.	Annually from PY 2020 through PY 2024
City of Oakland	Lack of private investments in specific neighborhoods; lack of public investment in specific neighborhoods, including services and amenities; historic discrimination against people of color; location of employers	Segregation; R/ECAPs; access to opportunity	City of Oakland	1) Continue to fund City Economic Development Department activities. 2) Economic Development will conduct a racial equity analysis to evaluate existing conditions, analyze impacts, and maximize positive outcomes for communities of color, English learners, and low-income communities.	1) Annually 2) 2020
Oakland Housing Authority	Lack of private investments in specific neighborhoods; lack of public investment in specific neighborhoods, including services and amenities; historic discrimination against people of color; location of employers	Segregation; R/ECAPs; access to opportunity	Oakland Housing Authority	1) OHA will continue to pursue opportunities to partner with others in their efforts to develop affordable housing through short- and long-term financing, land purchased and other creative financing. 2) OHA will continue to use its Development Policy as a guide in evaluating projects for assistance. Metrics and milestones are reported in the MTW Annual Plan and report.	Ongoing from FY 2020 through FY 2024, based on funding availability

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
Activity 9.b: Participating jurisdictions will pursue local, state, and federal funding sources as they become available (i.e., Program 811).	**Limited supply of affordable housing within neighborhoods; lack of federal, state, and local funding to support affordable housing; lack of local public (local, state, federal) fair housing enforcement**	**Disproportionate Housing Needs; fair housing issues**			
Alameda Urban County	Limited supply of affordable housing within neighborhoods; lack of federal, state, and local funding to support affordable housing; lack of local public (local, state, federal) fair housing enforcement	Disproportionate housing needs; fair housing issues	All Urban County jurisdictions	Evaluate potential funding sources in the development of affordable housing and community development. Federal sources include HOME, HOPWA, and CDBG; local sources include Measure A1 Bond funds.	Annually from FY 2020 through FY 2024
Berkeley Housing Authority	Limited supply of affordable housing within neighborhoods; lack of federal, state, and local funding to support affordable housing; lack of local public (local, state, federal) fair housing enforcement	Disproportionate housing needs; fair housing issues	Berkeley Housing Authority	Evaluate any new funding HUD makes available to housing authorities and continue to pursue funding for the Mainstream Voucher, Veterans Affairs Supportive Housing (VASH), and other initiatives and programs as HUD makes funding opportunities available.	Ongoing from PY 2020 through PY 2024
City of Fremont	Limited supply of affordable housing within neighborhoods; lack of federal, state, and local funding to support affordable housing; lack of local public (local, state, federal) fair housing enforcement	Disproportionate housing needs; fair housing issues	City of Fremont	The City will explore and pursue if feasible, local, state, and federal funding sources as they become available.	Ongoing from PY 2020 through PY 2024
City of Hayward	Limited supply of affordable housing within neighborhoods; lack of federal, state, and local funding to support affordable housing; lack of local public (local, state, federal) fair housing enforcement	Disproportionate housing needs; fair housing issues	City of Hayward	1) Evaluate at least three potential funding sources; 2) Annually, City of Hayward will report on number and type of grants pursued in CAPER.	Ongoing from PY 2020 through PY 2024
City of Oakland	Limited supply of affordable housing within neighborhoods; lack of federal, state, and local funding to support affordable housing; lack of local public (local, state, federal) fair housing enforcement	Disproportionate housing needs; fair housing issues	City of Oakland	The City will explore and pursue, if feasible, local, state, and federal funding sources as they become available.	Ongoing from PY 2020 through PY 2024
City of Pleasanton	Limited supply of affordable housing within neighborhoods; lack of federal, state, and local funding to support affordable housing; lack of local public (local, state, federal) fair housing enforcement	Disproportionate housing needs; fair housing issues	Pleasanton Housing Division	Staff will continue to work towards continuing to receive federal CDBG and HOME funds for community development. Staff will also assist developers in obtaining state and federal funding for affordable housing.	Annually from FY 2020 through FY 2024
City of Union City	Limited supply of affordable housing within neighborhoods; lack of federal, state, and local funding to support affordable housing; lack of local public (local, state, federal) fair housing enforcement	Disproportionate housing needs; fair housing issues	Union City HCD	The City will pursue local, state, and federal funding sources as they become available.	Annually from PY 2020 through PY 2024
Housing Authority of the City of Alameda	Limited supply of affordable housing within neighborhoods; lack of federal, state, and local funding to support affordable housing; lack of local public (local, state, federal) fair housing enforcement	Disproportionate housing needs; fair housing issues	Housing Authority of the City of Alameda	Evaluate new funding HUD makes available to housing authorities where capacity and need exist, including Veterans Affairs Supportive Housing (VASH) and Moving to Work (MTW) as eligible.	Annually from PY 2020 through PY 2024
Housing Authority of the County of Alameda	Limited supply of affordable housing within neighborhoods; lack of federal, state, and local funding to support affordable housing; lack of local public (local, state, federal) fair housing enforcement	Disproportionate housing needs; fair housing issues	Housing Authority of the County of Alameda	Evaluate any new funding HUD makes available to housing authorities and continue to pursue funding for the Mainstream Voucher, Non-Elderly Disabled (NED), Project Based Voucher (PBV), Veterans Affairs Supportive Housing (VASH), and Foster Youth Initiative (FYI) programs as HUD makes them available.	Ongoing from PY 2020 through PY 2024

Fair Housing Goal	Contributing Factors Addressed	Fair Housing Issues/Impediments	Responsible Party	Metrics and Milestones	Time Frame for Achievement (FY = fiscal year; PY = program year)
Livermore Housing Authority	Limited supply of affordable housing within neighborhoods; lack of federal, state, and local funding to support affordable housing; lack of local public (local, state, federal) fair housing enforcement	Disproportionate housing needs; fair housing issues	Livermore Housing Authority	Evaluate and apply for any appropriate new funding that HUD may make available to housing authorities. Will continue to pursue funding for the expansion of all existing program sources such as VASH, mainstream vouchers, project-based vouchers, HOPWA vouchers, and youth-based program vouchers.	PY 2020 through PY 2024
Oakland Housing Authority	Limited supply of affordable housing within neighborhoods; lack of federal, state, and local funding to support affordable housing; lack of local public (local, state, federal) fair housing enforcement	Disproportionate housing needs; fair housing issues	Oakland Housing Authority	1) OHA will continue to actively pursue partnership opportunities and self-development projects. These require financing from various local, state and federal sources. Metrics and milestones will be projects where financing has been assembled and deals have been closed. These will be reported in the Annual MTW plan and Report. 2) OHA plans to convert 253 public housing units through disposition to project-based subsidy to allow funding for improvements and rehabilitation at Oak Groves North and South and Harrison Towers. 3) OHA plans to apply to convert 307 units of public housing across 7 mixed financed sites to project-based voucher subsidy through HUD's Rental Assistance Demonstration.	Based on funding availability: 1) FY 2020 and ongoing 2) Early FY 2020 for Oak Groves North and South late FY 2020 for Harrison Towers 3a) FY 2020 RAD application submitted. 3b) Late FY 2020 RAD conversion started and completed in FY 2021.

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APPENDIX

ATTACHMENT 1
SUMMARY OF GOALS AND ACTIVITIES BY JURISDICTION

Alameda Urban County Goals

- Regional Policy 1: Promote fair housing enforcement and outreach.
  - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.
  - Activity 1.b: Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias.
  - Activity 1.c: Participating jurisdictions will advocate for local federal/state laws that would improve fair housing protections for those experiencing barriers to accessing housing.
  - Activity 1.d: Participating jurisdictions will continue to fund housing placement services for people with disabilities to assist them in finding accessible housing (i.e., CRIL, DCARA, County's online application/website).
  - Activity 1.e: Participating jurisdictions will provide financial assistance to clinics that provide free or reduced-costs legal services for low-income rental households facing barriers to affordable housing.
- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.
  - Activity 2.b: Participating jurisdictions will promote new fair housing laws, including AB 1482, upon adoption, and to the extent required by the new laws.
  - Activity 2.c: Participating jurisdictions will periodically review their existing inclusionary housing in-lieu fees and/or housing impact fees and jobs-housing linkage fee programs if applicable, to maximize number of units in a manner consistent with current housing market conditions and applicable law.
  - Activity 2.d: The participating jurisdictions will continue to pursue modifications of current zoning and other local policies regulating housing development that pose a direct or indirect constraint on the production of affordable housing.
  - Activity 2.e: Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.
  - Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.

- Activity 2.g: The participating jurisdictions will continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
- Activity 2.h: As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.

- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
  - Activity 3.a: Educate tenants and landlords on new fair housing laws.
  - Activity 3.b: Participating jurisdictions will explore creating incentives for landlords to rent to Section 8 voucher holders, such as a leasing bonus, damage claim reimbursement, security deposit and utility assistance.
- Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.
  - Activity 4.a: Participating jurisdictions will explore a low-cost loan program for landlords unable to make needed repairs or accessibility modifications in order to avoid displacement of lower-income tenants in substandard units.
  - Activity 4.b: Participating jurisdictions will research establishing citywide code inspection program of all rental units or continue to maintain existing program.
  - Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.
  - Activity 4.e: Other Activities - The City of Emeryville work proactively to retain existing subsidized affordable housing units that are at risk of converting to market rate.
- Regional Policy 5: Increase the number of affordable housing units.
  - Activity 5.a: Participating jurisdictions will prioritize the production of affordable housing units in sizes appropriate for the population and based on family size.
  - Activity 5.b: The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or AI, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.
  - Activity 5.c: Participating jurisdictions will explore revisions to building codes or processes that reduce the costs and/or allow greater number of accessory dwelling units, tiny homes, or smaller houses.
- Regional Policy 6: Increase homeownership among low- and moderate-income households.

- Activity 6.a: Participating jurisdictions will create a shared list of lenders countywide that can help buyers access below-market-rate loans (homes) and locally sponsored down payment and mortgage assistance programs; promote this list of lenders to interested residents.
- Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.

- Regional Policy 7: Maintain and expand supportive services for lower-income households.
  - Activity 7.a: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.
  - Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.
  - Activity 7.c: Participating jurisdictions will continue to support access to resources (such as for those with disabilities, language barriers, cultural barriers).
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.a: Participating jurisdictions will continue to assist in advertising the availability of subsided rental units via the jurisdictions' websites and or apps, the 2-1-1 information and referral phone service, and other media outlets.
  - Activity 8.b: The participating jurisdictions will explore the creation of a countywide affordable housing database.
  - Activity 8.c: The participating jurisdictions will continue promoting 211's affordable housing database with current information.
  - Activity 8.d: Increase marketing efforts of affordable housing units to people that typically face barriers and discrimination in fair housing choice, such as persons with disabilities, people of color, low-income families, seniors, new immigrants, people experiencing homelessness.
  - Activity 8.e: Participating jurisdictions will continue to provide program materials in multiple languages.
- Regional Goal 9: Continue to find ways to finance affordable housing, community development, and economic development activities.
  - Activity 9.a: Participating jurisdictions will explore financially supporting economic development activities and initiatives in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs).
  - Activity 9.b: Participating jurisdictions will pursue local, state, and federal funding sources as they become available (i.e., Program 811).

City of Alameda Goals

- Regional Policy 1: Promote fair housing enforcement and outreach.
  - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.
- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.
  - Activity 2.a: Participating jurisdictions with an existing rental stabilization program will take actions to continue to maintain the program and make improvements, as needed.
  - Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.
  - Activity 2.g: The participating jurisdictions will continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
  - Activity 3.c: Other Activities - Create a prosecution division within the City Attorney's Office to enforce the city ordinance regarding source of income protections and other fair housing violations. Maintain data on education activities.
- Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.
  - Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.
  - Activity 4.d: The participating jurisdictions will continue to financially support programs that rehabilitate existing units for accessibility.
- Regional Policy 5: Increase the number of affordable housing units.
  - Activity 5.b: The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or AI, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.
- Regional Policy 6: Increase homeownership among low- and moderate-income households.
  - Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit

Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.

- Regional Policy 7: Maintain and expand supportive services for lower-income households.
  - Activity 7.a: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.
  - Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.
  - Activity 7.c: Participating jurisdictions will continue to support access to resources (such as for those with disabilities, language barriers, cultural barriers).
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.e: Participating jurisdictions will continue to provide program materials in multiple languages.
- Regional Goal 9: Continue to find ways to finance affordable housing, community development, and economic development activities.
  - Activity 9.a: Participating jurisdictions will explore financially supporting economic development activities and initiatives in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs).

City of Berkeley Goals

- Regional Policy 1: Promote fair housing enforcement and outreach.
  - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.
  - Activity 1.b: Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias.
- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.
  - Activity 2.a: Participating jurisdictions with an existing rental stabilization program will take actions to continue to maintain the program and make improvements, as needed.
  - Activity 2.b: Participating jurisdictions will promote new fair housing laws, including AB 1482, upon adoption, and to the extent required by the new laws.
  - Activity 2.c: Participating jurisdictions will periodically review their existing inclusionary housing in-lieu fees and/or housing impact fees and jobs-housing linkage fee programs if applicable, to maximize number of units in a manner consistent with current housing market conditions and applicable law.

- Activity 2.d: The participating jurisdictions will continue to pursue modifications of current zoning and other local policies regulating housing development that pose a direct or indirect constraint on the production of affordable housing.
- Activity 2.e: Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.
- Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.
- Activity 2.g: The participating jurisdictions will continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
- Activity 2.h: As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.

- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
- Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.
  - Activity 4.b: Participating jurisdictions will research establishing citywide code inspection program of all rental units or continue to maintain existing program.
  - Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.
  - Activity 4.d: The participating jurisdictions will continue to financially support programs that rehabilitate existing units for accessibility.
- Regional Policy 5: Increase the number of affordable housing units.
  - Activity 5.b: The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or AI, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.
- Regional Policy 6: Increase homeownership among low- and moderate-income households.
  - Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.
- Regional Policy 7: Maintain and expand supportive services for lower-income households.

- Activity 7.a: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.
- Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.

- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.a: Participating jurisdictions will continue to assist in advertising the availability of subsided rental units via the jurisdictions' websites and or apps, the 2-1-1 information and referral phone service, and other media outlets.
  - Activity 8.c: The participating jurisdictions will continue promoting 211's affordable housing database with current information.
  - Activity 8.d: Increase marketing efforts of affordable housing units to people that typically face barriers and discrimination in fair housing choice, such as persons with disabilities, people of color, low-income families, seniors, new immigrants, people experiencing homelessness.
  - Activity 8.e: Participating jurisdictions will continue to provide program materials in multiple languages.
- Regional Goal 9: Continue to find ways to finance affordable housing, community development, and economic development activities.
  - Activity 9.a: Participating jurisdictions will explore financially supporting economic development activities and initiatives in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs).

City of Fremont Goals

- Regional Policy 1: Promote fair housing enforcement and outreach.
  - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.
  - Activity 1.b: Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias.
  - Activity 1.d: Participating jurisdictions will continue to fund housing placement services for people with disabilities to assist them in finding accessible housing (i.e., CRIL, DCARA, County's online application/website).
- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.
  - Activity 2.a: Participating jurisdictions with an existing rental stabilization program will take actions to continue to maintain the program and make improvements, as needed.

- Activity 2.b: Participating jurisdictions will promote new fair housing laws, including AB 1482, upon adoption, and to the extent required by the new laws.
- Activity 2.c: Participating jurisdictions will periodically review their existing inclusionary housing in-lieu fees and/or housing impact fees and jobs-housing linkage fee programs if applicable, to maximize number of units in a manner consistent with current housing market conditions and applicable law.
- Activity 2.e: Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.
- Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.
- Activity 2.g: The participating jurisdictions will continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
- Activity 2.h: As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.

- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
  - Activity 3.a: Educate tenants and landlords on new fair housing laws.
- Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.
  - Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.
  - Activity 4.d: The participating jurisdictions will continue to financially support programs that rehabilitate existing units for accessibility.
- Regional Policy 5: Increase the number of affordable housing units.
  - Activity 5.b: The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or AI, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.
- Regional Policy 6: Increase homeownership among low- and moderate-income households.
  - Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and

homebuyer education classes; and will promote any existing programs through marketing efforts.

- Regional Policy 7: Maintain and expand supportive services for lower-income households.
  - Activity 7.a: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.
  - Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.
  - Activity 7.c: Participating jurisdictions will continue to support access to resources (such as for those with disabilities, language barriers, cultural barriers).
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.a: Participating jurisdictions will continue to assist in advertising the availability of subsided rental units via the jurisdictions' websites and or apps, the 2-1-1 information and referral phone service, and other media outlets.
  - Activity 8.c: The participating jurisdictions will continue promoting 211's affordable housing database with current information.
  - Activity 8.d: Increase marketing efforts of affordable housing units to people that typically face barriers and discrimination in fair housing choice, such as persons with disabilities, people of color, low-income families, seniors, new immigrants, people experiencing homelessness.
  - Activity 8.e: Participating jurisdictions will continue to provide program materials in multiple languages.
- Regional Goal 9: Continue to find ways to finance affordable housing, community development, and economic development activities.
  - Activity 9.b: Participating jurisdictions will pursue local, state, and federal funding sources as they become available (i.e., Program 811).

City of Hayward Goals

- Regional Policy 1: Promote fair housing enforcement and outreach.
  - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.
  - Activity 1.b: Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias.
  - Activity 1.e: Participating jurisdictions will provide financial assistance to clinics that provide free or reduced-costs legal services for low-income rental households facing barriers to affordable housing.

- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.
    - Activity 2.a: Participating jurisdictions with an existing rental stabilization program will take actions to continue to maintain the program and make improvements, as needed.
    - Activity 2.b: Participating jurisdictions will promote new fair housing laws, including AB 1482, upon adoption, and to the extent required by the new laws.
    - Activity 2.d: The participating jurisdictions will continue to pursue modifications of current zoning and other local policies regulating housing development that pose a direct or indirect constraint on the production of affordable housing.
    - Activity 2.e: Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.
    - Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.
    - Activity 2.g: The participating jurisdictions will continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
    - Activity 2.h: As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.
- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
    - Activity 3.a: Educate tenants and landlords on new fair housing laws.
- Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.
    - Activity 4.b: Participating jurisdictions will research establishing citywide code inspection program of all rental units or continue to maintain existing program.
    - Activity 4.d: The participating jurisdictions will continue to financially support programs that rehabilitate existing units for accessibility.
- Regional Policy 5: Increase the number of affordable housing units.
    - Activity 5.a: Participating jurisdictions will prioritize the production of affordable housing units in sizes appropriate for the population and based on family size.
    - Activity 5.b: The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or AI, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.

- Activity 5.c: Participating jurisdictions will explore revisions to building codes or processes that reduce the costs and/or allow greater number of accessory dwelling units, tiny homes, or smaller houses.

- Regional Policy 6: Increase homeownership among low- and moderate-income households.
  - Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.
- Regional Policy 7: Maintain and expand supportive services for lower-income households.
  - Activity 7.a: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.
  - Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.a: Participating jurisdictions will continue to assist in advertising the availability of subsided rental units via the jurisdictions' websites and or apps, the 2-1-1 information and referral phone service, and other media outlets.
  - Activity 8.c: The participating jurisdictions will continue promoting 211's affordable housing database with current information.
  - Activity 8.d: Increase marketing efforts of affordable housing units to people that typically face barriers and discrimination in fair housing choice, such as persons with disabilities, people of color, low-income families, seniors, new immigrants, people experiencing homelessness.
  - Activity 8.e: Participating jurisdictions will continue to provide program materials in multiple languages.
- Regional Goal 9: Continue to find ways to finance affordable housing, community development, and economic development activities.
  - Activity 9.b: Participating jurisdictions will pursue local, state, and federal funding sources as they become available (i.e., Program 811).

City of Livermore Goals

- Regional Policy 1: Promote fair housing enforcement and outreach.
  - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.

- Activity 1.b: Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias.
- Activity 1.d: Participating jurisdictions will continue to fund housing placement services for people with disabilities to assist them in finding accessible housing (i.e., CRIL, DCARA, County's online application/website).

- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.
  - Activity 2.b: Participating jurisdictions will promote new fair housing laws, including AB 1482, upon adoption, and to the extent required by the new laws.
  - Activity 2.c: Participating jurisdictions will periodically review their existing inclusionary housing in-lieu fees and/or housing impact fees and jobs-housing linkage fee programs if applicable, to maximize number of units in a manner consistent with current housing market conditions and applicable law.
  - Activity 2.d: The participating jurisdictions will continue to pursue modifications of current zoning and other local policies regulating housing development that pose a direct or indirect constraint on the production of affordable housing.
  - Activity 2.e: Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.
  - Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.
  - Activity 2.g: The participating jurisdictions will continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
  - Educate tenants and landlords on new fair housing laws.
- Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.
  - Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.
- Regional Policy 5: Participating jurisdictions will prioritize the production of affordable housing units in sizes appropriate for the population and based on family size.
  - Activity 5.b: The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or AI, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.
- Regional Policy 6: Increase homeownership among low- and moderate-income households.

- Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.

- Regional Policy 7: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.
  - Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.d: Increase marketing efforts of affordable housing units to people that typically face barriers and discrimination in fair housing choice, such as persons with disabilities, people of color, low-income families, seniors, new immigrants, people experiencing homelessness.
  - Activity 8.e: Participating jurisdictions will continue to provide program materials in multiple languages.

City of Oakland Goals

- Regional Policy 1: Promote fair housing enforcement and outreach.
  - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.
  - Activity 1.b: Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias.
  - Activity 1.e: Participating jurisdictions will provide financial assistance to clinics that provide free or reduced-costs legal services for low-income rental households facing barriers to affordable housing.
- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.
  - Activity 2.a: Participating jurisdictions with an existing rental stabilization program will take actions to continue to maintain the program and make improvements, as needed.
  - Activity 2.d: The participating jurisdictions will continue to pursue modifications of current zoning and other local policies regulating housing development that pose a direct or indirect constraint on the production of affordable housing.
  - Activity 2.e: Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.

- Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.
- Activity 2.g: The participating jurisdictions will continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
- Activity 2.h: As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.

- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
  - Activity 3.a: Educate tenants and landlords on new fair housing laws.
- Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.
  - Activity 4.a: Participating jurisdictions will explore a low-cost loan program for landlords unable to make needed repairs or accessibility modifications in order to avoid displacement of lower-income tenants in substandard units.
  - Activity 4.b: Participating jurisdictions will research establishing citywide code inspection program of all rental units or continue to maintain existing program.
  - Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.
  - Activity 4.d: The participating jurisdictions will continue to financially support programs that rehabilitate existing units for accessibility.
- Regional Policy 5: Increase the number of affordable housing units.
  - Activity 5.a: Participating jurisdictions will prioritize the production of affordable housing units in sizes appropriate for the population and based on family size.
  - Activity 5.b: The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or AI, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.
  - Activity 5.c: Participating jurisdictions will explore revisions to building codes or processes that reduce the costs and/or allow greater number of accessory dwelling units, tiny homes, or smaller houses.
- Regional Policy 6: Increase homeownership among low- and moderate-income households.
  - Activity 6.a: Participating jurisdictions will create a shared list of lenders countywide that can help buyers access below-market-rate loans (homes) and locally sponsored down payment and mortgage assistance programs; promote this list of lenders to interested residents.

- Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.

- Regional Policy 7: Maintain and expand supportive services for lower-income households.
  - Activity 7.a: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.
  - Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.a: Participating jurisdictions will continue to assist in advertising the availability of subsided rental units via the jurisdictions' websites and or apps, the 2-1-1 information and referral phone service, and other media outlets.
  - Activity 8.e: Participating jurisdictions will continue to provide program materials in multiple languages.
- Regional Goal 9: Continue to find ways to finance affordable housing, community development, and economic development activities.
  - Activity 9.a: Participating jurisdictions will explore financially supporting economic development activities and initiatives in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs).
  - Activity 9.b: Participating jurisdictions will pursue local, state, and federal funding sources as they become available (i.e., Program 811).

City of Pleasanton Goals

- Regional Policy 1: Promote fair housing enforcement and outreach.
  - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.
  - Activity 1.b: Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias
  - Activity 1.d: Participating jurisdictions will continue to fund housing placement services for people with disabilities to assist them in finding accessible housing (i.e., CRIL, DCARA, County's online application/website).
- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.

- Activity 2.b: Participating jurisdictions will promote new fair housing laws, including AB 1482, upon adoption, and to the extent required by the new laws.
- Activity 2.e: Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.
- Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.
- Activity 2.g: The participating jurisdictions will continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
- Activity 2.h: As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.

- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
  - Activity 3.a: Educate tenants and landlords on new fair housing laws.
- Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.
  - Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.
- Regional Policy 5: Increase the number of affordable housing units.
  - Activity 5.a.: Participating jurisdictions will prioritize the production of affordable housing units in sizes appropriate for the population and based on family size.
- Regional Policy 6: Increase homeownership among low- and moderate-income households
  - Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.
- Regional Policy 7: Maintain and expand supportive services for lower-income households.
  - Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.
  - Activity 7.d: Participating jurisdictions will continue to support access to resources (such as for those with disabilities, language barriers, cultural barriers).
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.a: Participating jurisdictions will continue to assist in advertising the availability of subsided rental units via the jurisdictions' websites and or apps, the 2-1-1 information and referral phone service, and other media outlets.
  - Activity 8.c: The participating jurisdictions will continue promoting 211's affordable housing database with current information.

- Regional Policy 9: Continue to find ways to finance affordable housing, community development, and economic development activities.
    - Activity 9.b: Participating jurisdictions will pursue local, state, and federal funding sources as they become available (i.e., Program 811).

City of San Leandro Goals

- Regional Policy 1: Promote fair housing enforcement and outreach.
    - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.
    - Activity 1.b: Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias.
    - Activity 1.d: Participating jurisdictions will continue to fund housing placement services for people with disabilities to assist them in finding accessible housing (i.e., CRIL, DCARA, County's online application/website).
    - Activity 1.e: Participating jurisdictions will provide financial assistance to clinics that provide free or reduced-costs legal services for low-income rental households facing barriers to affordable housing.
- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.
    - Activity 2.a: Participating jurisdictions with an existing rental stabilization program will take actions to continue to maintain the program and make improvements, as needed.
    - Activity 2.b: Participating jurisdictions will promote new fair housing laws, including AB 1482, upon adoption, and to the extent required by the new laws.
    - Activity 2c: Participating jurisdictions will periodically review their existing inclusionary housing in-lieu fees and/or housing impact fees and jobs-housing linkage fee programs if applicable, to maximize number of units in a manner consistent with current housing market conditions and applicable law.
    - Activity 2.d: The participating jurisdictions will continue to pursue modifications of current zoning and other local policies regulating housing development that pose a direct or indirect constraint on the production of affordable housing.
    - Activity 2.e: Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.
    - Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.
    - Activity 2.g: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.

  - Activity 2.h: As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.
- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
  - Activity 3.a: Educate tenants and landlords on new fair housing laws.
- Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.
  - Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.
- Regional Policy 5: Increase the number of affordable housing units.
  - Activity 5.c: Participating jurisdictions will explore revisions to building codes or processes that reduce the costs and/or allow greater number of accessory dwelling units, tiny homes, or smaller houses.
- Regional Policy 6: Increase homeownership among low- and moderate-income households.
  - Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.
- Regional Policy 7: Maintain and expand supportive services for lower-income households.
  - Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.c: The participating jurisdictions will continue promoting 211's affordable housing database with current information.

City of Union City

- Regional Policy 1: Promote fair housing enforcement and outreach.
  - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.
  - Activity 1.b: Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias.

- Activity 1.d: Participating jurisdictions will continue to fund housing placement services for people with disabilities to assist them in finding accessible housing (i.e., CRIL, DCARA, County's online application/website).

- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.
  - Activity 2.b: Participating jurisdictions will promote new fair housing laws, including AB 1482, upon adoption, and to the extent required by the new laws.
  - Activity 2.c: Participating jurisdictions will periodically review their existing inclusionary housing in-lieu fees and/or housing impact fees and jobs-housing linkage fee programs if applicable, to maximize number of units in a manner consistent with current housing market conditions and applicable law.
  - Activity 2.e: Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.
  - Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.
  - Activity 2.g: The participating jurisdictions will continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
  - Activity 2.h: As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.
- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
  - Activity 3.a: Educate tenants and landlords on new fair housing laws.
- Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.
  - Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.
  - Activity 4.d: The participating jurisdictions will continue to financially support programs that rehabilitate existing units for accessibility.
- Regional Policy 5: Increase the number of affordable housing units.
  - Activity 5.a: Participating jurisdictions will prioritize the production of affordable housing units in sizes appropriate for the population and based on family size.
  - Activity 5.b: The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or AI, such as transitional and supportive housing, and housing for seniors, persons with disabilities,

persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.

- Regional Policy 6: Increase homeownership among low- and moderate-income households.
  - Activity 6.a: Participating jurisdictions will create a shared list of lenders countywide that can help buyers access below-market-rate loans (homes) and locally sponsored down payment and mortgage assistance programs; promote this list of lenders to interested residents.
  - Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.
- Regional Policy 7: Maintain and expand supportive services for lower-income households
  - Activity 7.a: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.
  - Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.
  - Activity 7.c: Participating jurisdictions will continue to support access to resources (such as for those with disabilities, language barriers, cultural barriers)
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.a: Participating jurisdictions will continue to assist in advertising the availability of subsided rental units via the jurisdictions' websites and or apps, the 2-1-1 information and referral phone service, and other media outlets.
  - Activity 8.b: The participating jurisdictions will explore the creation of a countywide affordable housing database.
  - Activity 8.c: The participating jurisdictions will continue promoting 211's affordable housing database with current information.
  - Activity 8.d: Increase marketing efforts of affordable housing units to people that typically face barriers and discrimination in fair housing choice, such as persons with disabilities, people of color, low-income families, seniors, new immigrants, people experiencing homelessness.
- Regional Policy 9: Continue to find ways to finance affordable housing, community development, and economic development activities.
  - Activity 9.b: Participating jurisdictions will pursue local, state, and federal funding sources as they become available (i.e., Program 811).

Livermore Housing Authority Goals

- Regional Policy 1: Promote fair housing enforcement and outreach.
  - Activity 1.b: Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias.
- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.
  - Activity 2.b: Participating jurisdictions will promote new fair housing laws, including AB 1482, upon adoption, and to the extent required by the new laws.
- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
  - Activity 3.b: Participating jurisdictions will explore creating incentives for landlords to rent to Section 8 voucher holders, such as a leasing bonus, damage claim reimbursement, security deposit and utility assistance.
- Regional Policy 5: Increase the number of affordable housing units.
  - Activity 5.a: Participating jurisdictions will prioritize the production of affordable housing units in sizes appropriate for the population and based on family size.
  - Activity 5.b: The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or AI, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.
- Regional Policy 6: Increase homeownership among low- and moderate-income households.
  - Activity 6.a: Participating jurisdictions will create a shared list of lenders countywide that can help buyers access below-market-rate loans (homes) and locally sponsored down payment and mortgage assistance programs; promote this list of lenders to interested residents.
- Regional Policy 7: Maintain and expand supportive services for lower-income households.
  - Activity 7.a: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.
  - Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.a: Participating jurisdictions will continue to assist in advertising the availability of subsided rental units via the jurisdictions' websites and or apps, the 2-1-1 information and referral phone service, and other media outlets.

- Regional Goal 9: Continue to find ways to finance affordable housing, community development, and economic development activities.
    - Activity 9.b: Participating jurisdictions will pursue local, state, and federal funding sources as they become available (i.e., Program 811).

Housing Authority of the City of Alameda

- Regional Policy 1: Promote fair housing enforcement and outreach.
    - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.
- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.
    - Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.
- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
    - Activity 3.b: Participating jurisdictions will explore creating incentives for landlords to rent to Section 8 voucher holders, such as a leasing bonus, damage claim reimbursement, security deposit and utility assistance.
- Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.
    - Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.
- Regional Policy 5: Increase the number of affordable housing units.
    - Activity 5.a: Participating jurisdictions will prioritize the production of affordable housing units in sizes appropriate for the population and based on family size.
- Regional Policy 6: Increase homeownership among low- and moderate-income households.
    - Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.
- Regional Policy 7: Maintain and expand supportive services for lower-income households.
    - Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
    - Activity 8.d: Participating jurisdictions will continue to provide program materials in multiple languages.

- Regional Goal 9: Continue to find ways to finance affordable housing, community development, and economic development activities.
    - Activity 9.b: Participating jurisdictions will pursue local, state, and federal funding sources as they become available (i.e., Program 811).

Housing Authority of the County of Alameda (HACA) Goals

- Regional Policy 1: Promote fair housing enforcement and outreach.
    - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.
- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.
    - Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.
    - Activity 2.h: As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.
- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
    - Activity 3.a: Educate tenants and landlords on new fair housing laws.
- Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.
    - Activity 4.d: The participating jurisdictions will continue to financially support programs that rehabilitate existing units for accessibility.
- Regional Policy 5: Increase the number of affordable housing units.
    - Activity 5.b: The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or AI, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.
- Regional Policy 6: Increase homeownership among low- and moderate-income households.
    - Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit

Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.

- Regional Policy 7: Maintain and expand supportive services for lower-income households.
  - Activity 7.a: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.
  - Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.a: Participating jurisdictions will continue to assist in advertising the availability of subsided rental units via the jurisdictions' websites and or apps, the 2-1-1 information and referral phone service, and other media outlets.
  - Activity 8.e: Participating jurisdictions will continue to provide program materials in multiple languages.
- Regional Goal 9: Continue to find ways to finance affordable housing, community development, and economic development activities.
  - Activity 9.b: Participating jurisdictions will pursue local, state, and federal funding sources as they become available (i.e., Program 811).

Berkeley Housing Authority Goals

- Regional Policy 1: Promote fair housing enforcement and outreach.
  - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.
- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.
  - Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.
  - Activity 2.h: As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.
- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
  - Activity 3.a: Educate tenants and landlords on new fair housing laws.

- Activity 3.b: Participating jurisdictions will explore creating incentives for landlords to rent to Section 8 voucher holders, such as a leasing bonus, damage claim reimbursement, security deposit and utility assistance.

- Regional Policy 5: Increase the number of affordable housing units.
  - Activity 5.b: The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or AI, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.
- Regional Policy 7: Maintain and expand supportive services for lower-income households.
  - Activity 7.a: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.
  - Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.a: Participating jurisdictions will continue to assist in advertising the availability of subsided rental units via the jurisdictions' websites and or apps, the 2-1-1 information and referral phone service, and other media outlets.
  - Activity 8.e: Participating jurisdictions will continue to provide program materials in multiple languages.
- Regional Goal 9: Continue to find ways to finance affordable housing, community development, and economic development activities.
  - Activity 9.b: Participating jurisdictions will pursue local, state, and federal funding sources as they become available (i.e., Program 811).

Oakland Housing Authority Goals

- Regional Policy 1: Promote fair housing enforcement and outreach.
  - Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.
- Regional Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.

- Activity 2.d: The participating jurisdictions will continue to pursue modifications of current zoning and other local policies regulating housing development that pose a direct or indirect constraint on the production of affordable housing.
- Activity 2.e: Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.
- Activity 2.f: Participating jurisdictions will continue to incorporate these Regional AI goals into their 5-Year Consolidated and Annual Action Plans.
- Activity 2.h: As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.
- Activity 2.i: Other Activities - OHA plans to implement a relocation assistance program for housing choice voucher participants that are forced to vacate their homes, due to failed housing quality standard inspections. Eligible residents may be approved for a moving allowance to assist with costs using Uniform Relocation Allowances. Residents will be informed through the briefing process and during abatement communications of this benefit. Metrics will be compiled at fiscal year-end for number of families assisted and reported through the Annual Moving to Work (MTW) report, a HUD requirement.

- Regional Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
  - Activity 3.b: Participating jurisdictions will explore creating incentives for landlords to rent to Section 8 voucher holders, such as a leasing bonus, damage claim reimbursement, security deposit and utility assistance.
- Regional Policy 4: Preserve and rehabilitate existing affordable housing stock.
  - Activity 4.a: Participating jurisdictions will explore a low-cost loan program for landlords unable to make needed repairs or accessibility modifications in order to avoid displacement of lower-income tenants in substandard units.
  - Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.
- Regional Policy 5: Increase the number of affordable housing units.
  - Activity 5.a: Participating jurisdictions will prioritize the production of affordable housing units in sizes appropriate for the population and based on family size.
  - Activity 5.b: The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or AI, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.

- Regional Policy 6: Increase homeownership among low- and moderate-income households.
  - Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.
- Regional Policy 7: Maintain and expand supportive services for lower-income households.
  - Activity 7.a: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.
  - Activity 7.c: Emergency assistance for clothing, food and transportation.
- Regional Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
  - Activity 8.a: Participating jurisdictions will continue to assist in advertising the availability of subsided rental units via the jurisdictions' websites and or apps, the 2-1-1 information and referral phone service, and other media outlets.
  - Activity 8.d: Increase marketing efforts of affordable housing units to people that typically face barriers and discrimination in fair housing choice, such as persons with disabilities, people of color, low-income families, seniors, new immigrants, people experiencing homelessness.
  - Activity 8.e: Participating jurisdictions will continue to provide program materials in multiple languages.
- Regional Policy 9: Continue to find ways to finance affordable housing, community development, and economic development activities.
  - Activity 9.a: Participating jurisdictions will explore financially supporting economic development activities and initiatives in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs).
  - Activity 9.b: Participating jurisdictions will pursue local, state, and federal funding sources as they become available (i.e., Program 811).

ATTACHMENT 2
ALAMEDA COUNTY REGIONAL HOUSING (2019) SURVEY

Alameda County
Regional Housing Survey 2019

1

Please provide your input into housing needs and access to resources within Alameda County. **Your input is very important.** Your feedback will be incorporated into the Alameda County Regional Analysis of Impediments to Fair Housing Choice report.

Esta encuesta también está disponible en español. 此调查已译成简体中文。

Your responses will not be associated with any personal information you provide.

If you have trouble viewing this survey and would like assistance due to a disability, please contact (510) 238-5219. If you would like to request this survey in another language, please contact (510) 238-6468).

Please answer the following questions as best as you can.

1. **What City do you live in within Alameda County?**

   City: _____ I do not live in Alameda County_____

2. **What City do you work in within Alameda County?**

   City: _____ I do not work in Alameda County_____

3. **Which of the following best describes where you currently live?**

   ☐ I own my home
   ☐ I pay rent to live in my home
   ☐ I live in temporary housing or transitional housing
   ☐ I live in a shelter (provided by an organization/church) for those experiencing homelessness
   ☐ I do not live in a shelter, but I am experiencing homelessness (e.g. live in car, live outside)
   ☐ Other (please specify): _____

4. **Do you live in either public housing managed by a Housing Authority, receive any type of housing voucher from a Housing Authority, or live in housing subsidized by government funds (such as Low-Income Housing Tax Credit or a below market rate unit)? If any of the above apply to you, please check yes. (e.g. you have regularly occurring income certifications)**

   Yes ____ No ____

5. **If you receive a housing voucher of any kind, how difficult was it to find a landlord that accepted your voucher?**

   ☐ Very Difficult ☐ Somewhat Difficult ☐ Not Difficult ☐ Easy ☐ I do not receive a housing voucher

6. **If given the opportunity, would you move?**

   Yes ____ No ____ (If no, continue to question 9)



7. Why do you want to move? (Select all that apply)

- ☐ I want to live in a healthier neighborhood
- ☐ I feel unsafe in my neighborhood
- ☐ I don't want roommates anymore
- ☐ I do not feel welcome
- ☐ I want better access to good schools
- ☐ I want a home in better interior condition
- ☐ I want a home with better accessible features for my disability
- ☐ I want a home with better amenities (kitchen/laundry/internet facilities, outdoor space, common areas, community office, pool)
- ☐ I want to be closer to friends and/or family
- ☐ I want better access to parks/open space
- ☐ I need a bigger house/apartment
- ☐ I need a smaller house/apartment
- ☐ I want better access to health facilities
- ☐ I want to buy a home
- ☐ I am living with friends/family who want me to leave
- ☐ I want more affordable rent
- ☐ I want better access to transportation
- ☐ I want better access to services/stores
- ☐ I want to be closer to my job
- ☐ I want better access to job opportunities
- ☐ Other (please specify): _____

8. Is there a reason why you haven't moved yet? (Select all that apply)

- ☐ I need to find a new job
- ☐ I can't afford to buy a home
- ☐ I can't find an affordable place with better conditions or better access to things I need
- ☐ I can't pay moving expenses/deposits
- ☐ I can't afford to live anywhere else
- ☐ My eviction history and/or bad credit makes it hard to find a new landlord who will accept me
- ☐ My job is here
- ☐ My friends and/or family are here
- ☐ Other (please specify): _____

9. Do you currently live with a disability, or does a member of your household live with a disability?

Yes ___ No ___ (If no, continue to question 12)

Alameda County
Regional Housing Survey 2019

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10. Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

- ☐ The home I live in does not meet the needs of my household member with a disability
- ☐ I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability
- ☐ My landlord refuses to modify our unit to accommodate my household member with a disability
- ☐ I worry about losing my in-home health care
- ☐ It is difficult for my household member with a disability to get around my neighborhood because there is a lack of accessible paths of travel
- ☐ Housing with appropriate accommodations for my household member with a disability is not affordable
- ☐ My landlord did not accept my service/emotional support animal
- ☐ I do not experience any housing challenges
- ☐ Other (please specify): _____

11. If used, please rank the level of difficulty in using specific transportation methods from very difficult (0) to very easy (5). Circle your choices. Check N/A if not applicable.

Mode of Transportation	Very Difficult					Very Easy	N/A
Walking	0	1	2	3	4	5	
Wheelchair	0	1	2	3	4	5	
Driving (I drive)	0	1	2	3	4	5	
Driving (Someone else drives)	0	1	2	3	4	5	
AC Transit	0	1	2	3	4	5	
Tri Valley Wheels Bus	0	1	2	3	4	5	
BART	0	1	2	3	4	5	
Fast Bay Paratransit	0	1	2	3	4	5	
Wheels Bus Dial-A-Ride	0	1	2	3	4	5	
Uber Assist or Uber WAV	0	1	2	3	4	5	
Accessible taxi service	0	1	2	3	4	5	
Other (please specify):_____	0	1	2	3	4	5	

Alameda County
Regional Housing Survey 2019

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12. Rank your agreement with the following statements from strongly disagree (0) to strongly agree (5). Circle your choices.

Questions	Strongly Disagree					Strongly Agree
I live near high quality parks and recreation facilities	0	1	2	3	4	5
I live near grocery stores with healthy and convenient options	0	1	2	3	4	5
I live a convenient distance from healthcare facilities	0	1	2	3	4	5
I live near supportive friends/family/community members	0	1	2	3	4	5
Housing in my neighborhood is in poor condition or needs repair	0	1	2	3	4	5
I live in an area with a higher rate of crime	0	1	2	3	4	5
It is difficult to find good schools in an area that I can afford	0	1	2	3	4	5
I live in an area with easy access to job opportunities	0	1	2	3	4	5
I have difficulty getting to places I want to go because of problems with transportation	0	1	2	3	4	5
I feel that the water, air, and soil is healthy where I live	0	1	2	3	4	5

13. In the past five years, have you had to move out of your residence in Alameda County when you did not want to move?

Yes No (If no, continue to question 16)

14. Why did you have to move? (Select all that apply)

- ☐ Rent became unaffordable
- ☐ Homeownership became unaffordable
- ☐ Evicted due to not paying rent
- ☐ Landlord wanted to move back in
- ☐ Landlord wanted to remodel/renovate
- ☐ Landlord wanted to rent to a relative
- ☐ Landlord wanted to rent to someone else (non-relative)
- ☐ Landlord selling home/unit
- ☐ Evicted due to residence rules violation
- ☐ Personal/family reasons
- ☐ There was no reason for my eviction
- ☐ Unsafe conditions in my home
- ☐ Unsafe conditions in my neighborhood
- ☐ Other (please specify): _____

Alameda County
Regional Housing Survey 2019

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15. If you selected "Rent became unaffordable" or "Homeownership became unaffordable," please select the reasons why it became unaffordable. (Select all that apply)

- ☐ No longer able to make rent payments
- ☐ Rent increased to unaffordable level
- ☐ Lost job or hours reduced
- ☐ Utility expenses increased
- ☐ No longer able to make mortgage payments
- ☐ Mortgage payment increased to unaffordable level
- ☐ Maintenance costs became unaffordable
- ☐ Taxes/insurance increased to unaffordable level
- ☐ I did not select "Rent/Homeownership became unaffordable"
- ☐ Other (please specify):

16. Rank your agreement with the following statements from strongly disagree (0) to strongly agree (5). Circle your choices. If you don't know, check "I don't know."

Questions	Strongly Disagree					Strongly Agree	I don't know
My neighbors would be supportive of locating low-income housing in my neighborhood	0	1	2	3	4	5	
My neighbors would be supportive of locating new apartment buildings in my neighborhood	0	1	2	3	4	5	
My neighbors would be supportive of locating new housing for low-income seniors in my neighborhood	0	1	2	3	4	5	
My neighbors would be supportive of locating a residential home for people recovering from substance abuse in my neighborhood	0	1	2	3	4	5	
My neighbors would be supportive of locating a residential home for people with physical and/or developmental disabilities in my neighborhood	0	1	2	3	4	5	

17. What is your zip code? _____

18. How old are you?

- ☐ Senior (age 62+)
- ☐ Adult (age 31-61)
- ☐ Young Adult (age 18-30)
- ☐ Youth (age 13-17)

19. What is your gender?

- ☐ Male
- ☐ Female
- ☐ Transgender/Non-Binary/Intersex

Alameda County
Regional Housing Survey 2019

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20. How many people live in your household?

- ☐ One (1)
- ☐ Two (2)
- ☐ Three (3)
- ☐ Four (4)
- ☐ Five (5)
- ☐ Six (6)
- ☐ Seven (7)+

21. How many minutes is your daily commute to school or work?

- ☐ 0-14
- ☐ 15-29
- ☐ 30-44
- ☐ 45-59
- ☐ 60-89
- ☐ 90-119
- ☐ 120-149
- ☐ 150+
- ☐ I don't go to work or school

22. Do you have any children under the age of 18 currently living with you?

Yes ____ No ____

23. Which racial group(s) do you consider yourself a part of? (Select all that apply)

- ☐ White/Caucasian*
- ☐ Black/African American
- ☐ American Indian/Alaskan Native
- ☐ Native Hawaiian/Pacific Islander
- ☐ Asian
- ☐ Other (please specify) _____

**White/Caucasian includes a person having origins in any of the original peoples of Europe (including Spanish descendants), the Middle East, or North Africa.*

24. Are you Hispanic or Latino?

- ☐ Hispanic or Latino*
- ☐ Not Hispanic or Latino

**Hispanic or Latino refers to a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin of any race.*

25. What is the annual household income for all adults in your household?

- ☐ Less than $10,000
- ☐ $10,000 to $24,999
- ☐ $25,000 to $39,999
- ☐ $40,000 to $54,999
- ☐ $55,000 to $69,999
- ☐ $70,000 to $84,999
- ☐ $85,000 to $99,999
- ☐ $100,000+

26. How much of your gross household income goes toward paying housing costs, including utilities?

- ☐ One-third or less (0% - 30%)
- ☐ Between one-third and one-half (31% - 50%)
- ☐ One-half (51%) or more

Alameda County
Regional Housing Survey 2019

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27. Please use this space for additional comments regarding the survey or fair housing in your community: _____

_____

_____

28. If you would like to receive updates regarding the Alameda County Analysis of Impediments, please provide your email and phone number below.

Email: _____ Phone: _____

Thank you for completing the survey. Your answers help Alameda County provide better fair housing opportunities. **Please consider attending one or more of three community engagement meetings where you will be able to provide us with more of your feedback.** Their dates, times, and locations are provided below.

Meeting #1
August 13, 2019, 1pm to 3pm
3rd Floor Community Meeting Room
Berkeley Central Library
2090 Kittredge St, Berkeley, CA 94704

Meeting # 2
August 21, 2019, 5pm to 7pm
Community Room (2nd Floor)
Oakland Library 81st Avenue Branch
1021 81st Ave, Oakland, CA 94621

Meeting #3
August 24, 2019, 11am to 1pm
Conference Room 2A (2nd Floor)
Hayward City Hall
777 B St, Hayward, CA 94541

If you have further questions about this survey or the report, please contact Patrice Clemons at HousingSurvey@mbakerintl.com.

APPENDIX

ATTACHMENT 3
JURISDICTION-SPECIFIC AFFH MAPS

Grantee SF-424's and Certification(s)

DocuSign Envelope ID: 5A5C5F72-376F-42AA-A6C1-ECC9749EFA9E

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received: 12/17/2020	4. Applicant Identifier: MC-06-0017
5a. Federal Entity Identifier: MC-06-0017	5b. Federal Award Identifier: B-20-MW-06-0017
State Use Only:	
6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	City of San Leandro
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000421	* c. Organizational DUNS: 8301274160000

d. Address:

* Street1:	835 East 14th Street
Street2:	
* City:	Berkeley
County/Parish:	
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	94577-3767

e. Organizational Unit:

Department Name: Community Development	Division Name: Housing

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

Prefix:	Ms.	* First Name:	Maryann
Middle Name:			
* Last Name:	Sargent		
Suffix:			
Title:	Senior Housing Specialist		
Organizational Affiliation:			
* Telephone Number:	510-577-6005	Fax Number:	
* Email:	msargent@sanleandro.org		

DocuSign Envelope ID: 5A5C5F72-376F-42AA-A6C1-ECC9749EFA9E

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grants/Entitlement Grants

*** 12. Funding Opportunity Number:**

B20MC060017

* Title:

Community Development Block Grants/Entitlement Grants

13. Competition Identification Number:

Title:

N/A

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

Add Attachment | Delete Attachment | View Attachment

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

FY 2020-2021 Annual Action Plan for the City of San Leandro.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CA-013 * b. Program/Project: CDBG

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020 * b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	768,193.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	768,193.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Ms. * First Name: Frances

Middle Name:

* Last Name: Robustelli

Suffix:

* Title: Interim City Manager

* Telephone Number: 510-577-3354 Fax Number: 510-577-3390

* Email: FRobustelli@sanleandro.org

* Signature of Authorized Representative: DocuSigned by: Fran Robustelli * Date Signed: January 14, 2021 | 9

DocuSign SECURED

Certificate Of Completion

Envelope Id: 5A5C5F72376F42AAA6C1ECC9749EFA9E
Subject: Please DocuSign: SF424_3_0-V3.0-rev 21.01.11.pdf
Source Envelope:
Document Pages: 3 Signatures: 1
Certificate Pages: 5 Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
Kimberly Anderson
835 E 14th St
San Leandro, CA 94577
kanderson@sanleandro.org
IP Address: 192.83.149.200

Record Tracking

Status: Original
1/12/2021 4:14:33 PM
Security Appliance Status: Connected
Storage Appliance Status: Connected

Holder: Kimberly Anderson
kanderson@sanleandro.org
Pool: StateLocal
Pool: City of San Leandro

Location: DocuSign

Location: DocuSign

Signer Events	Signature	Timestamp
Fran Robustelli frobustelli@sanleandro.org Interim City Manager Signing Group: City Manager Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 1/14/2021 9:46:36 AM ID: 4c85945f-4346-405c-9b02-c7fcca86bb5d	Signature Adoption: Pre-selected Style Using IP Address: 76.14.57.186	Sent: 1/12/2021 4:28:36 PM Viewed: 1/14/2021 9:46:36 AM Signed: 1/14/2021 9:46:56 AM

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Maryann Sargent msargent@sanleandro.org Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 1/12/2021 4:28:37 PM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/12/2021 4:28:37 PM
Certified Delivered	Security Checked	1/14/2021 9:46:36 AM
Signing Complete	Security Checked	1/14/2021 9:46:56 AM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	1/14/2021 9:46:56 AM
Payment Events	**Status**	**Timestamps**
Electronic Record and Signature Disclosure		

Electronic Record and Signature Disclosure created on: 4/28/2020 11:25:14 AM
Parties agreed to: Fran Robustelli

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact City of San Leandro:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: clerk@sanleandro.org
To contact us by paper mail, please send correspondence to:
City of San Leandro
835 E 14th St
San Leandro, 94577

To advise City of San Leandro of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at tbatalla@sanleandro.org and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request paper copies from City of San Leandro

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to clerk@sanleandro.org and in the body of such request you must state your email address, full name, mailing address, and telephone number.

To withdraw your consent with City of San Leandro

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to clerk@sanleandro.org and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify City of San Leandro as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of San Leandro during the course of your relationship with City of San Leandro.

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

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

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

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

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

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Jeff Kay	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of San Leandro	July 8, 2020

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Non-State Grantee Certifications

☐ **This certification does not apply.**
☒ **This certification is applicable.**

NON-STATE GOVERNMENT CERTIFICATIONS

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

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

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24, and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

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

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

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

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

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

Signature/Authorized Official

7/8/20
Date

Jeff Kay
Name

City Manager
Title

835 East 14th Street
Address

San Leandro, CA 94577
City/State/Zip

510-577-3319
Telephone Number

☐ **This certification does not apply.**
☑ **This certification is applicable.**

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

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

2. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2020, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

   However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

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

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

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

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

Compliance with Laws — It will comply with applicable laws.

Signature/Authorized Official

7/8/20
Date

Jeff Kay
Name

City Manager
Title

835 East 14th Street
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San Leandro, CA 94577
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510-577-3319
Telephone Number

☒ **This certification does not apply.**
☐ **This certification is applicable.**

OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

☐ **This certification does not apply.**
☒ **This certification is applicable.**

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

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

Signature/Authorized Official

7/8/20
Date

Jeff Kay
Name

City Manager
Title

835 East 14th Street
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San Leandro, CA 94577
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510-577-3319
Telephone Number

☒ **This certification does not apply.**
☐ **This certification is applicable.**

HOPWA Certifications

The HOPWA grantee certifies that:

Activities – Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building – Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility.
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

☒ **This certification does not apply.**
☐ **This certification is applicable.**

ESG Certifications

I, . Chief Executive Officer of the City of San Leandro, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 CFR 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 CFR 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.

2. The building standards requirement of 24 CFR 576.55.

3. The requirements of 24 CFR 576.56, concerning assurances on services and other assistance to the homeless.

4. The requirements of 24 CFR 576.57, other appropriate provisions of 24 CFR Part 570, 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 requirements 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 acts as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

☐ **This certification does not apply.**
☒ **This certification is applicable.**

APPENDIX 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 Department 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:

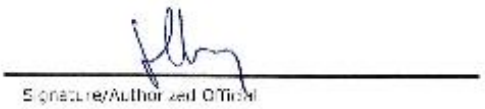
   a. all "direct charge" employees;

   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. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

7/8/20
Date

Jeff Kay
Name

City Manager
Title

535 East 14th Street
Address

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Appendix - Alternate/Local Data Sources

Executive Summary

ES-05 Executive Summary – 24 CFR 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, 2020 through June 30, 2025, and has produced this Action Plan for the first year of that cycle (July 1, 2020– June 30, 2021) (FY20). 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 Needs Assessment Overview

3. Evaluation of past performance

An evaluation of FY18 activities was developed for public comment in September 2019. Accomplishments of FY18 activities were included in the FY18 CAPER that was released for public comment in early September 2019. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY19/20 will be completed in September 2020.

4. Summary of citizen participation process and consultation process

5. Summary of public comments

There were no public comments.

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

Not applicable.

7. Summary

None.

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 190– Responsible Agencies

Narrative

The Consolidated Plan is prepared by the City's Housing Manager who reports directly to the Assistant City Manager in the City Manager's office. The Housing Manager 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

Attn: Steve Hernandez, Housing Manager 200 Old Bernal Ave.

P.O. Box 520

Pleasanton, CA 94566â¿Â•0802 925â¿Â•931â¿Â•5007

shernandez@cityofpleasantonca.gov

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(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)).

The City's General Plan Housing Element for the 2015-2023 planning period was adopted by the City Council on January 6, 2015. This recent Housing Element update process provided a significant opportunity for public input regarding goals, policies, and programs for the City's future housing development. The Housing Element process 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-Â•profit) and other interested parties attended the annual meetings held in December 2019 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

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-Â•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-Â•based organization to implement the Plan and now serves as the County's Continuum of Care. 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.

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-Â¿ÂÂÂ•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.

In 2018, EveryOne Home updated that Plan now known as the Strategic Plan Update: Ending Homelessness in Alameda County. This Update recommends strategies and actions to reduce homelessness so that in five years no person without a permanent home would need to sleep outside. The Update focuses on 1) preventing homelessness; 2) ensuring safer and more dignified conditions for those experiencing homelessness; and 3) increasing permanent homes. The EveryOne Home Governance Charter memorializes how stakeholders govern the collective impact initiative to end homelessness and meet the federallyâ¿ÂÂ•defined responsibilities of operating a HUD Continuum of Care as found in the Continuum of Care Program Rule at §578 and its related HUD rules, regulations and notices, direct the work of the backbone organization, and promote partnership and accountability among the various leadership bodies. EveryOne Home convenes stakeholders, develops policies for the housing crisis response system, and tracks outcomes through the following committees: EveryOne Home Membership, Leadership Board, Results Based Accountability, HUD CoC Committee, HMIS Oversight Committee, System Coordination Committee, and Youth Action Board. Stakeholders include people with lived experience, community advocates, service providers, County agencies, and City departments from the fields of housing, homelessness, social services, healthcare, criminal justice and others.

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 countyâ¿•wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Reâ¿•housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single countyâ¿•wide program to implement HPRP. EveryOne Home held a communityâ¿•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 FY20â¿•FY24 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 191– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	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 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?	Alameda County and all of the cities in Alameda County meet to discuss regional issues affecting all jurisdictions and to coordinate consultations. Many neighborhood group were also consulted in preparing the Analysis of Impediments to Fair Housing Choice (AI).
2	**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?	All Housing Authorities in Alameda County (Oakland, Berkeley, City of Alameda, Livermore and the County of Alameda) participated in the planning and development of the Analysis of Impediments to Fair Housing Choice (AI) Plan.
3	**Agency/Group/Organization**	City of Livermore
	Agency/Group/Organization Type	Other government - Local
	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 Livermore and Pleasanton collaborated to conduct the Tri-Valley Human Services Needs in 2011. In 2013, Pleasanton used the results of the needs assessment to produce a strategic plan for implementation. Pleasanton also adopted a Human Services Needs Assessment Strategic Plan 14-16, a plan that was then updated as Human Services Needs Assessment Updated Strategic Plan 2018-2022.

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

Not applicable. Efforts were made to include as broad a group of community stakeholders as much as possible.

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	Drive the development of the homelessness activity goals.

Table 192– 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))

Pleasanton is a member of 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. Pleasanton met with the HOME Consortium members to coordinate planning efforts for the adoption of the Consolidated Planning cycle starting July 1, 2020 through June 30, 2025 and the Annual Action Plan for FY 2020â¿•2021. Additionally, all of the HOME entitlement jurisdictions (Alameda County, Berkeley, and Oakland), meet to coordinate planning efforts.

Pleasanton will continue to partner with the Alameda County HOME Consortium, and other local governments, and as well as with State agencies to ensure full and complete implementation of the Consolidated Plan.

Narrative

Pleasanton's Human Services Needs Assessment Updated Strategic Plan 2018â¿•2022 provided a reâ¿•assessment and update to the Human Services Needs Assessment Strategic Plan 14â¿•16.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

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

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 website, 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 took place on January 14, 2020 at the Housing and Community Development Advisory Committee meeting. A public Hearing on the *Analysis of Impediments to Fair Housing Choice (AI)* took place on November 12, 2019 also at the Housing and Community Development Advisory Committee meeting. The purpose of the meetings 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.

Per the waiver granted to the City of Pleasanton by HUD in order to contain the effects of the COVID-19 global health pandemic, the public comment period for the Consolidated Plan was not be for 30 days as statutorily required by HUD. Instead, the City has been permitted to hold a 5-ÂÂÂÂÂÂ•day public comment period from June 15, through June 19, 2020. The City held a "virtual" public hearing on May 19, 2020, and there were no public comments received.

Another "virtual" public hearing was held on June 18, 2020 to take comments on the draft HOME Consortium Consolidated Plan. This meeting was held at the County's Community and Housing Development office in Hayward. Public Notices were placed in the following newspapers: Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald. The notice included provisions for how the disabled can access the meeting along with a detailed description of what is included in the Consolidated Plan. HCD staff presented the staff report regarding the Consolidated Plan. Committee members were provided the opportunity to ask questions of staff. The public was also provided an opportunity to make comments or ask questions, but there were no members of the public who attended the virtual meeting so there were no public comments received as well.

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	Six HCDAC members and four HCD staff.	No comments were received.	N/A	
2	Public Hearing	Non-targeted/broad community	Eight HOME Consortium members and one HCD staff.	No comments were received.	N/A	
3	Newspaper Ad	Non-targeted/broad community	Five local newspaper received noticed of a 5-day public comment period and public hearing.	No comments were received.	N/A	

Table 193– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Pleasanton has experience a population growth of more than 17% from the 2010 Census (70,285) to the Census population estimate of 82,372 as of July 2018. 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. Additionally, Pleasanton has completed an update to its Human Services Assessment Strategic Plan 14-16.

The recent Great Recession, estimated for the period of 2008 through 2012, was an economic recession that 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-Â¿Â•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 Consoritum'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.

COVID-19 Pandemic

Lastly, the coronavirus disease 2019 (COVID-19) , which was first identified in December 2019, is rapidly becoming not only a global health pandemic but a significant threat to the local, state, national, and global economies. Pleasanton is expeditiously assessing how to use federal CDBG funds to assist Pleasanton residents affected by COVID-Â¿Â•19.

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 fourâÂ¿ÂÂ•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.

Additionally, the City must dedicate CDBG funds for annually (until FY 2033âÂÂ¿ÂÂ•2034) repaying the City's $950,000 HUD Section 108 loan, which used to assist in the acquisition of the Axis Community Health Center in 2014, in accordance to HUD's 20âÂÂ¿ÂÂ•year repayment schedule.

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. 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.

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:

The detailed results from the 2011 Triâ¿•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.

Pleasanton’s Human Services Needs Assessment Updated Strategic Plan 2018â¿•2022 reassesses the City’s Human Services Needs Assessment Strategic Plan 14â¿•16.

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 broadâ¿•based communityâ¿•driven assessment of human service needs in Eastern Alameda County (commissioned jointly by the Triâ¿•Valley cities of Pleasanton, Livermore, and Dublin). The effort resulted in the adoption in late 2011 of the Triâ¿•Valley Human Services Needs Assessment which identified strengths as well as gaps in human services in the Triâ¿•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 multiâ¿•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 Triâ¿•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, Triâ¿•Valley Haven, Hayward, Day Labor Center, National Association on Mental Illness, Horizons Family Counseling, CAPE (Community Association for Preschool Education), Triâ¿•Valley Housing Opportunity Center, local churches and faithâ¿• 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/HSâ¿•Strategicâ¿•Planâ¿• 2014.pdf). Then in February 2019, the City adopted an Updated Strategic Plan for 2018â¿•2022 to this Human Services Needs Assessment 14â¿•16. The Strategic Updated Plan can be found at: http://admin.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=34238.

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Incorporated in 1894, Pleasanton is a suburb in the San Francisco Bay Area located about 25 miles east of Oakland, and 6 miles west of Livermore. With a population of more than 82,000, Pleasanton is considered as one of the wealthiest midâ¿•sized city in the nation.

The County of Alameda, as lead agency, and multiple participating jurisdictions—the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City, and the housing authorities for County of Alameda, Alameda, Berkeley, Livermore, and Oakland— formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) to update the Alameda County 2015 Analysis of Impediments to Fair Housing.

Since the 2008 Great Recession when home prices and rents significantly decreased, housing costs for ownership and rental units have rebounded dramatically. Per Zillow, the median home sales price in Alameda County has risen from approximately $300,000 to nearly $900,000 in less than 20 years. The median home sales price in Pleasanton is, in fact, higher at $1,155,469 as of March 2020, according to Zillow. Meanwhile, the median rent countywide has risen an average of $1,000 since 2010, which is a 55â¿•percent increase in just a 9â¿•year period. According to CoStar Research, as of March 2020, the average rent in Pleasanton is $2,524, which is slightly lower than Dublin's $2,558 average rent and but more than 17% higher than Livermore's $2,148 average rent. Per the 2018 US Census American Community Survey (ACS) 5â¿•Year Estimates, majority of Pleasanton residents (69.9%) are homeowners while 30.1% are renters. Household incomes vary greatly across Consortium jurisdictions. Pleasanton is the highestâ¿•income entitlement jurisdiction with a median household income of $148,852 in 2018.

Lastly, as of March 2020, Pleasanton's vacancy rate is 4.6% which is this 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.

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

Introduction

Pleasanton's non-housing coomunity development assets are described below.

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	321	45	1	0	-1
Arts, Entertainment, Accommodations	3,019	5,845	10	11	1
Construction	1,758	2,422	6	4	-2
Education and Health Care Services	4,264	7,094	14	13	-1
Finance, Insurance, and Real Estate	1,939	2,645	6	5	-1
Information	1,792	2,449	6	4	-2
Manufacturing	3,903	3,352	13	6	-7
Other Services	941	1,394	3	3	0
Professional, Scientific, Management Services	6,854	17,066	23	31	8
Public Administration	0	0	0	0	0
Retail Trade	2,979	7,829	10	14	4
Transportation and Warehousing	788	642	3	1	-2
Wholesale Trade	1,901	4,266	6	8	2
Total	30,459	55,049	--	--	--

Table 194 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	37,975
Civilian Employed Population 16 years and over	35,875
Unemployment Rate	5.51
Unemployment Rate for Ages 16-24	9.40
Unemployment Rate for Ages 25-65	3.84

Table 195 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	16,495
Farming, fisheries and forestry occupations	1,005
Service	2,270
Sales and office	7,420
Construction, extraction, maintenance and repair	1,325
Production, transportation and material moving	1,115

Table 196 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,310	50%

Travel Time	Number	Percentage
30-59 Minutes	10,520	32%
60 or More Minutes	5,665	17%
Total	***32,495***	***100%***

Table 197 - Travel Time

Data Source: 2011-2015 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	885	30	535
High school graduate (includes equivalency)	2,695	245	920
Some college or Associate's degree	6,870	535	1,745
Bachelor's degree or higher	20,410	740	4,910

Table 198 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	55	75	105	275	475
9th to 12th grade, no diploma	440	315	260	420	490
High school graduate, GED, or alternative	1,395	905	730	2,225	2,335
Some college, no degree	1,830	1,185	1,285	3,800	2,310
Associate's degree	275	410	680	1,785	550
Bachelor's degree	985	2,505	4,055	8,580	2,320

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	75	1,350	3,480	6,095	1,275

Table 199 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,935
High school graduate (includes equivalency)	41,909
Some college or Associate's degree	54,805
Bachelor's degree	84,932
Graduate or professional degree	112,029

Table 200 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

The city's economic base is driven by Information, Professional, Scientific, and Technical Services, and Advanced Manufacturing – which include the sub-Â•industries of software, information technology, computer engineering, medical technology, and life sciences. The businesses within Pleasanton's Information, Professional, Scientific, and Technical Services, and Advanced Manufacturing sectors are inter-Â•related and represent Pleasanton's specialization in knowledge-based industries that drive innovation – i.e., an economy with growth driven by industry sectors focused on the creation and production of breakthrough technologies and processes. As well, these sectors experience significant entrepreneurial activity and venture capital investments, that leads to the formation and growth of new companies in the city.

Of the 55,049 jobs in the city, 17,066 of the 55,049 jobs in the city are in these sectors. As of late 2019, there are approximately 63,000 jobs among all the companies in Pleasanton, many of which are seen as innovative in their fields and which account for much of the City's economic base. The sectors that have concentrated in Pleasanton – information technology, computer engineering, biomedical research, and advanced

manufacturing of medical devices – also generate jobs in other industries such that firms of all sizes and in a variety of sectors have demonstrated success in Pleasanton.

Describe the workforce and infrastructure needs of the business community:

Pleasanton is a highly-competitive employment center, with long term growth that has outpaced the Tri-Valley and East Bay. Despite a drop in employment during the economic downturn in 2009-Â•2012 in Hacienda business park – the largest concentration of employment in Pleasanton and a bellwether for the City's economy – the city experienced a rapid recovery beginning in 2012 and continued job growth extending into early 2020. Pleasanton provides excellent accessibility to a diverse, well-educated and highly-skilled labor force as the city's location provides access to workers throughout the region – especially the East Bay and the Silicon Valley – via the I-Â•580 and I-680 freeways, as well as offering commute options via BART and ACE trains. This accessibility allows for mobility of goods and workers, which is a primary consideration for employers. As well, Pleasanton offers high-Â•quality business districts with diverse types and sizes of Class A office, Class B office, and flex space, often with supporting amenities and infrastructure. Office space in Pleasanton is generally much lower in cost than other core Bay Area locations that offer similar types of office products, which is an important asset to businesses across a range of industry sectors.

While Pleasanton's built environment offers many advantages for business development, because much of the City's housing and commercial space was built in auto-Â•centric, low-density development patterns, the types of products currently offered are not in sync with changing employer and worker preferences. The existing employment centers are not well integrated with housing and retail, and some lack adequate data infrastructure. There is a need to provide the mixed-Â•use, pedestrian-Â•friendly, amenity-rich workplace districts integrating retail and housing that are increasingly sought by innovation-focused firms and workers.

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.

Two major private development projects will have a significant impact on business and job growth. The implementation of the Johnson Drive Economic Development Zone will bring two new hotels and a Costco membership retail store to Pleasanton within the coming few years. The owner of Stoneridge Shopping Center has received approval for additional retail/restaurant space and is also pursuing approval to add multiâ¿•0family housing to designated housing opportunity sites on the mall property. Combined, these projects will bring additional jobs to the city, primarily in the retail and hospitality sectors.

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

Pleasanton's largest employers, such as Oracle, Safeway, Roche Molecular Systems, Abbott, Veeva Systems, Ellie Mae, Thermo Fisher and Workday are economic anchors that attract talented and skilled employees and additional business activity through the growth of the supply chain network and the creation of new, related businesses. These companies also represent the majority of Pleasanton's 63,000+ jobs, and find a sufficient labor pool to meet demand. However, many retail, service and hospitality industry sector companies have difficulty in attracting and hiring workers given that many do not live in the city or Triâ¿•Valley.

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.

Among Pleasanton's local workforce development partners are:

- Triâ¿•Valley Educational Collaboration(TEC) is a collaborative effort to prepared students for college and careers through a collaborative forum that evaluates and plans Career Technical Education articulation strategies through a regional effort among the education jurisdictional governing boards (i.e., school district boards).
- Tri-Valley Career Center offers resources for both job seekers and employers across all industries and professions.
- MANEX Consulting serves as strategic partner and planner for local manufacturing firms, to identify and create new sources of value or growth and enhance the skills and knowledge of the workforce with innovative training and development programs.

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

Yes

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 of Pleasanton has a Councilâ¿•adopted Economic Development Strategic Plan that is implemented by City Economic Development staff with input from the City's Economic Vitality Committee. Notably included among the priorities are current efforts to the expand Pleasanton's life sciences sector and to foster retail sector growth. Additionally, the City participates in regional business growth and development initiatives such

as the iâ¿•GATE innovation hub, Innovation Triâ¿•Valley, East Bay Economic Development Alliance of which have plans, programs and initiatives designed to foster economic growth in the region.

Discussion

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 moderateâÂ¿ÂÂ•income households in Pleasanton is cost burden. Renters struggle to afford rental rates and lowâÂ¿ÂÂ•income homeowners (particularly singleâÂ¿ÂÂ•parent households and seniors on fixed incomes) struggle to afford the cost of household maintenance and repairs. In the latter case, poorlyâÂ¿ÂÂ•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.

HUD Comprehensive Housing Affordability Strategy (CHAS) defines the four main “housing problems” as being

1) overcrowded housing conditions (with more than one person per room),

2) cost burden (paying more than 30% of income toward housing costs, including utilities),

3) housing that lacks complete plumbing facilities, and

4) housing that lacks complete kitchen facilities.

Additionally, HUD defines “severe housing problems” as being

1) severely overcrowded housing conditions (with more than one and a half persons per room),

2) severely cost burdened (paying more than 50% of income toward housing costs, including utilities),

3) housing that lacks complete plumbing facilities, and

4) housing that lacks complete kitchen facilities.

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

Alameda County overall has a diverse population with no one race comprising a majority in 2019, per QuickFacts from the U.S. Census Bureau as of July 2019. The population of Pleasanton is less diverse although the past decade has seen a trend toward greater diversity. White (non-Hispanic) persons account for 51.3% of the population (compared to 31.1% County-wide), while Asians represent 32.8% (31.8% County-wide). Hispanics and Latinos represent 9.3% of the population (22.4% County-wide). Black or African American persons represent 2% (11.2% County-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. According to the Affirmatively Furthering Fair Housing mapping tool offered by HUD, there are no areas in the City of Pleasanton where there are concentrations of racial or ethnic minority households. 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 ConsortiumâÂ¿Â•wide minority population percentage. Pleasanton also 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.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

This is not applicable as there are no low- and moderate-income neighborhoods in Pleasanton, according to the 2010 Census.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

See above.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Pleasanton recognized the State of California's efforts in combating climate change that have resulted in more frequent and higher intensity heat waves and wildfires, rising sea level, and declining snowpack.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The City adopted a Climate Action Plan in 2012 that provides a strategy to assist California in reducing greenhouse gas (GHG) emissions. The plan describes goals, supporting strategies, and specific ground actions to help the City achieve its goal of reducing GHG emissions to 1990 levels by 2020. The plan identifies transportation and residential, commercial, and industrial energy use as the primary sources of the City's GHG emissions.

California Assembly Bill 32 and Executive Order Sâ¿•3â¿•05, has established statewide GHG emission reduction targets of 40â¿•percent below 1990 emission levels by 2030 and 80â¿•percent below 1990 emission levels by 2050. Accounting for the new state laws, the Pleasanton City Councilâ¿• approved its 2019â¿•2020 Work Plan which includes preparation of an updated Climate Action Plan (CAP 2.0). As with Pleasanton's 2012 Climate Action Plan, CAP 2.0 will continue to respond to the impacts of climate change through local actions that significantly reduces the City's greenhouse gas emissions as well as closes the gap between GHG emission reduction targets and Pleasanton's projected emissions.

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 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 leadâÂ¿Â•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 TenantâÂ¿Â• 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.

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

Geographic Area

Table 201 - Geographic Priority Areas

1	**Area Name:**	Citywide
	Area Type:	[Not Applicable]
	Other Target Area Description:	[Not Applicable]
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	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

As an entitlement jurisdiction, Pleasanton receives Community Development Block Grant (CDBG) program funds from the U.S. Department of Housing and Urban Development for housing and community development activities. In order to receive its annual allocation of CDBG funds, Pleasanton prepares a FiveâÂ¿ÂÂ•year Consolidate Plan to assess the City's affordable housing and community development needs, to identify priority needs, and to outline the strategies for addressing these needs. As part of the FiveâÂ¿ÂÂ•Year Consolidated plan, the City must prepare an annual Action Plan that provides a summary of the actions and activities that would address the priority needs identified. The priority needs and goals of the FY 2020-2024 Consolidated Plan are outlined in the "SP-28 Priority Needs Summary" and "SP-48 Goals Summary".

The City has not established a specific target area to focus the investment of CDBG funds. The City will continue to fund programs that meet the national objectives of serving lowâÂ¿ÂÂ• and moderateâÂ¿ÂÂ•income clientele (LMC) or lowâÂ¿ÂÂ• and moderateâÂ¿ÂÂ•income housing (LMH),

with each activity benefitting at least 51% low-Â¿ÂÂ• and moderate-Â¿ÂÂ•income individuals and families.

Additionally, the HOME Investment Partnership (HOME) 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.

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

Priority Needs

Table 202 – Priority Needs Summary

1	**Priority Need Name**	Housing Needs
	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 Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	[Not Applicable]
	Associated Goals	Housing Needs - Affordable Rental Housing Housing Needs - Preservation - Owner Housing Needs - Preservation - Rental Housing Needs - First Time Homebuyer Housing Needs - Reduce Housing Discrimination
	Description	**Goal 1**: Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair. **Goal 2**: Reduction of Housing Discrimination through provision of fair housing and landlord/tenant services.

	Basis for Relative Priority	Affordable housing is limited in Pleasanton. Housing discrimination is still prevalent countywide as documented in the updated Analysis to Impediments of Fair Housing Choice (AI).
2	**Priority Need Name**	Homeless Needs
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill 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	[Not Applicable]
	Associated Goals	Homeless Needs
	Description	**Goal 1:** Use resources to end homelessness by funding and supporting homeless services programs.
	Basis for Relative Priority	The City relies on the countywide EveryOne Home Plan to end homelessness in Alameda County.
3	**Priority Need Name**	Supportive Housing Needs
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly 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	[Not Applicable]
	Associated Goals	Supportive Housing Needs
	Description	**Goal 1:** Increase the availability of service enriched housing for persons with special needs by supporting the acquisition and new construction of housing units.
	Basis for Relative Priority	There is very limited funds to support supportive housing despite the tremendous need for them.
4	**Priority Need Name**	Community Development Needs
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly 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	[Not Applicable]
	Associated Goals	Community Development Needs - Capital Improvements Community Development Needs - Economic Development Community Development Needs - Public Services
	Description	**Goal 1:** Make improvements, including ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers. **Goal 2:** Fund economic development, micro-enterprise and on-the-job training. **Goal 3:** Support public service programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in-crisis”.
	Basis for Relative Priority	The City will continue to make principal and interest payments for the $950,000 HUD Section 108 Loan the City used to assist in the acquisition of the Axis Community Health Center in 2014, in accordance to HUD's 20-year repayment schedule ending in FY 2033-2034.

Narrative (Optional)

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 Remainder 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	342,162	0	0	342,162	0	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households and communities in the City of Pleasanton.

Table 203 - 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.
- 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, communityâ¿ÂÂ•based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasiâ¿ÂÂ•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 nonâ¿ÂÂ•federal sources may be used for the HOME match requirements, which requires that $0.25 be "permanently contributed" to the HOME Program or to HOMEâ¿ÂÂ•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 nonâ¿ÂÂ•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.

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

Not applicable.

Discussion

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 Rental neighborhood improvements public facilities public services	Region
ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT	Government	Economic Development Ownership Planning Rental neighborhood improvements public facilities public services	Region
Alameda County Everyone HOME	Subrecipient	Homelessness Planning	Region
Eden I&R	Non-profit organizations	Homelessness Ownership Rental	Region
ECHO HOUSING	Non-profit organizations	Ownership Rental	Region
OPEN HEART KITCHEN	Subrecipient	public services	Region
Tri-Valley Haven for Women	Subrecipient	public facilities public services	Region
Axis Community Health	Subrecipient	public facilities public services	Region
SPECTRUM COMMUNITY SERVICES	Subrecipient	public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Hively	Subrecipient	public services	Region
Sunflower Hill	Subrecipient	public facilities public services	

Table 204 - 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 interâÂ¿ÂÂÂÂ•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 biâÂ¿ÂÂÂÂ•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-Â¿ÂÂÂÂ•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 online application system (ZoomGrants) which provides a further benefit and convenience to subrecipients.
- As noted earlier, the three cities collaborated on the completion of the TriâÂ¿ÂÂÂÂ•Valley Human Services Needs Assessment in 2011. This multi-Â¿ÂÂÂÂ•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 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.

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			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
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 205 - 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-ÂÂ•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-Â•1-Â•1 Alameda County information line).

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. The City also contracts with Abode Services and CityServe to provide services to assist homeless individuals in Pleasanton. These agencies are funded through the City's Housing and Human Services Grant (HHSG) program.

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-ÂÂ•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 webâ¿ÂÂÂ•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.

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	Housing Needs - Affordable Rental Housing	2020	2024	Affordable Housing	Citywide	Housing Needs	CDBG: $0	Rental units constructed: 50 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit
2	Housing Needs - Preservation - Owner	2020	2024	Affordable Housing	Citywide	Housing Needs	CDBG: $0	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Housing Needs - Preservation - Rental	2020	2024	Affordable Housing	Citywide	Housing Needs	CDBG: $0	Rental units rehabilitated: 10 Household Housing Unit
4	Housing Needs - First Time Homebuyer	2020	2024	Affordable Housing	Citywide	Housing Needs	CDBG: $0	Direct Financial Assistance to Homebuyers: 5 Households Assisted
5	Housing Needs - Reduce Housing Discrimination	2020	2024	Affordable Housing	Citywide	Housing Needs	CDBG: $0	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
6	Homeless Needs	2020	2024	Affordable Housing Homeless	Citywide	Homeless Needs	CDBG: $0	Homelessness Prevention: 10 Persons Assisted
7	Supportive Housing Needs	2020	2024	Affordable Housing	Citywide	Supportive Housing Needs	CDBG: $0	Other: 10 Other
8	Community Development Needs - Capital Improvements	2020	2024	Non-Housing Community Development	Citywide	Community Development Needs	CDBG: $0	Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Community Development Needs - Economic Development	2020	2024	Non-Housing Community Development	Citywide	Community Development Needs	CDBG: $0	Other: 5 Other
10	Community Development Needs - Public Services	2020	2024	Non-Housing Community Development	Citywide	Community Development Needs	CDBG: $0	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Table 206 – Goals Summary

Goal Descriptions

1	**Goal Name**	Housing Needs - Affordable Rental Housing
	Goal Description	Promote the construction and preservation of affordable rental housing.
2	**Goal Name**	Housing Needs - Preservation - Owner
	Goal Description	Promote the preservation of single-family homes through rehabilitation or minor home repair.
3	**Goal Name**	Housing Needs - Preservation - Rental
	Goal Description	Promote the preservation of rental housing through minor home repair.
4	**Goal Name**	Housing Needs - First Time Homebuyer
	Goal Description	Provide direct financial assistance to income-eligible first time homebuyers.

5	**Goal Name**	Housing Needs - Reduce Housing Discrimination
	Goal Description	Reduce Housing Discrimination through provision of fair housing and landlord/tenant services.
6	**Goal Name**	Homeless Needs
	Goal Description	Funding and supporting homeless services programs to end homelessness.
7	**Goal Name**	Supportive Housing Needs
	Goal Description	Increase the availability of service enriched housing for persons with special needs by supporting the acquisition and new construction of housing units.
8	**Goal Name**	Community Development Needs - Capital Improvements
	Goal Description	Make improvements, including ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, and to non-profit agency facilities. Make annual principal and interest HUD Section 108 Loan repayments.
9	**Goal Name**	Community Development Needs - Economic Development
	Goal Description	Fund economic development, micro-enterprise, and on-the-job training.
10	**Goal Name**	Community Development Needs - Public Services
	Goal Description	Support public service programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in-crisis”.

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)

Sunflower Hill, a 31-unit affordable rental housing development for residents with developmental disabilities, is currently under construction. It is anticipated that this development would be fully constructed and leased up by the end of December 2020.

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-Â•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). Habitat for Humanity, the City’s HRP administrator, is lead-certified and includes lead inspection for any properties where lead poisoning is a potential hazard.

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.

The most commonly available antiâÂ¿ÂÂ•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.

Several years ago, the City established an Economic Vitality Committee to promote economic development in Pleasanton. The City's Economic Vitality Manager 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 nonâÂ¿ÂÂ•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. The City has negotiated affordability agreements that have resulted in the approval of over 300 new belowâÂ¿ÂÂ•market rent units (many at the very low income level) that have been built or will 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 interâÂ¿Â•jurisdictional basis, particularly at the broader county level. These groups, including the HOME Consortium Technical 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. NonâÂ¿Â•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 TriâÂ¿Â•Valley Housing Scholarship Program provides assistance on a small scale to promote selfâÂ¿Â• sufficiency for persons who are in job training on the path to attaining living wage employment and stability. Additional countyâÂ¿Â•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 HUDâÂ¿Â•assisted projects will be directed to low and very lowâÂ¿Â•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.

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 onâÂ¿Â• going performance monitoring procedures. This includes: biâÂ¿Â•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 semiâÂ¿Â•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 nonâÂ¿Â•compliance.

As noted earlier, all subrecipients of Pleasanton HHSG funds utilize a webâÂ¿Â•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 LeadâÂ¿Â•Based Paint Poisoning Prevention Act, and the Uniform Relocation Act. The City maintains standards and procedures to ensure longâÂ¿Â•term compliance with these requirements.

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 Remainder 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	342,162	0	0	342,162	0	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households and communities in the City of Pleasanton.

Table 207 - 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, communityâ¿ÂÂ•based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasiâ¿ÂÂ•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 nonâ¿ÂÂ•federal sources may be used for the HOME match requirements, which requires that $0.25 be "permanently contributed" to the HOME Program or to HOMEâ¿ÂÂ•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 nonâ¿ÂÂ•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.

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

Not applicable.

Discussion

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 208 – Goals Summary

Goal Descriptions

1	**Goal Name**	Housing Needs - Affordable Rental Housing
	Goal Description	
2	**Goal Name**	Housing Needs - Preservation - Owner
	Goal Description	
3	**Goal Name**	Housing Needs - Preservation - Rental
	Goal Description	
4	**Goal Name**	Housing Needs - First Time Homebuyer
	Goal Description	
5	**Goal Name**	Housing Needs - Reduce Housing Discrimination
	Goal Description	

6	**Goal Name**	Homeless Needs
	Goal Description	
7	**Goal Name**	Supportive Housing Needs
	Goal Description	
8	**Goal Name**	Community Development Needs - Capital Improvements
	Goal Description	
9	**Goal Name**	Community Development Needs - Economic Development
	Goal Description	
10	**Goal Name**	Community Development Needs - Public Services
	Goal Description	

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 FY2020/2021.

This section describes individual activities to be funded with FY2020/2021 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.

There are four (4) types of projects eligible for CDBG funds: capital improvement projects, economic development, housing, and public services. To be eligible for CDBG funding, 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.

CDBG-funded projects must also pass the low- and moderate-income benefit test. A project 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.

For FY 2020-2021, the City is proposing to allocate its FY 2020-2021 CDBG funds in the following eligible funding categories: Public Services, Public Facilities, and General Administration.

COVID-19 Response

The *Coronavirus Aid, Relief and Economic Security Act* (CARES Act) (Public Law 116-136), signed March 27, 2020, provide an additional $5 billion in supplemental CDBG funding for grants to prevent, prepare for, and respond to the coronavirus (COVID-19) which has rapidly become a global health pandemic after the first outbreak in December 2019.

HUD's April 9, 2020 memorandum that transmits the *CARES Act Flexibilities for CDBG Funds Used to Support Coronavirus Response* Guide (Guide) eliminates the 15% regulatory cap on the amount of CDBG grant funds that can be used for public services activities. Pleasanton will take advantage of this flexibility on the public services cap and will allocate nearly 60% ($204,491) of its CDBG allocation of $342,162 for FY 2020-2021 to support public services agencies actively responding to the COVID-19 pandemic.

#	Project Name
1	Open Heart Kitchen - Senior Meals Programs FY20/21
2	Spectrum Community Services - Meals on Wheels
3	Hively - Community Closet

#	Project Name
4	Tri-Valley Haven - Food Pantry
5	Tri-Valley Haven - Shiloh
6	Axis Community Health - Triage Call Nurse
7	Axis Community Health - Dental Care for Low-Income Residents
8	Sunflower Hill - Horticultural Vocational Training for Developmentally Disabled
9	Sunflower Hill - Accessible Signage
10	CityServe of the Tri-Valley Facility Build Out
11	City of Pleasanton Axis Section 108 Loan Repayment (2020)
12	City of Pleasanton Administration

Table 209 – 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 nonâ¿ÂÂÂÂ•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.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Open Heart Kitchen - Senior Meals Programs FY20/21
	Target Area	Citywide
	Goals Supported	Community Development Needs - Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: $50,000
	Description	Open Heart Kitchen proposed to provide all free and reduced cost senior meal programs located at the Pleasanton Senior Center for luch and at Ridgeview Commons (an affordable senior housing property) for dinner in FY 2020-2021.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Open Heart Kitchen is estimating to providing nutritional meals to 700 seniors in FY 2020-2021.
	Location Description	Meals are served five days a week. Lunch is served at the Pleasanton Senior Center located at 5353 Sunol Blvd. in Pleasanton. Dinner is served at Ridgeview Commons apartments located at 5200 Case Avenue in Pleasanton.
	Planned Activities	Open Heart Kitchen will be serving nutritional meals at the Pleasanton Senior Center during lunch from 11:45am - 1pm and at Ridgeview Commons during diinner time.
2	**Project Name**	Spectrum Community Services - Meals on Wheels
	Target Area	Citywide

	Goals Supported	Community Development Needs - Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: $24,930
	Description	Spectrum plans to deliver 13,850 meals to 100 homebound, low-income seniors in Pleasanton in FY 2020-2021.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Spectrum will be delivering meals to 100 homebound, low-income Pleasanton seniors.
	Location Description	Spectrum will be delivering meals to homebound seniors throughout the City.
	Planned Activities	Spectrum will deliver 13,850 nutriotional meals to 100 frail homeboard, low-income seniors residing in Pleasanton.
3	**Project Name**	Hively - Community Closet
	Target Area	Citywide
	Goals Supported	Community Development Needs - Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: $25,000
	Description	The Hively Community Closet offers new and gently-used items, such as clothing, shoes, baby items, books, toys, and housewares, to Pleasanton and Tri-Valley residents in need.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	The Hively Community Closet will serve 420 Pleasanton residents in need.
	Location Description	Hively is located at 6601 Owens Drive, Suite 100, Pleasanton, CA 94588.
	Planned Activities	The Hively Community Closet will provide new and gently-used items and provide them free of charge to Pleasanton residents in need.
4	**Project Name**	Tri-Valley Haven - Food Pantry
	Target Area	Citywide
	Goals Supported	Community Development Needs - Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: $30,000
	Description	Tri-Valley Haven Food Pantry provides food to low-income families and individuals, homeless, and "at risk of becoming homeless" Tri-Valley residents.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The Tri-Valley Food Pantry will serve 595 Pleasanton residents in FY 2020-2021.
	Location Description	
	Planned Activities	
5	**Project Name**	Tri-Valley Haven - Shiloh
	Target Area	Citywide
	Goals Supported	Community Development Needs - Public Services

	Needs Addressed	Community Development Needs
	Funding	CDBG: $16,686
	Description	Tri-Valley Haven Shiloh is a 30-bed shelter with supportive services for survivors of domestic violence and their children. Shiloh is the only State-sanctioned domestic violence program and confidential emergency shelter serving the Tri-Valley area.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Tri-Valley Shiloh domestic violence shelter will serve 5 Pleasanton residents in FY 2020-2021.
	Location Description	The Tri-Valley Shiloh domestic violence shelter is in a confidential location.
	Planned Activities	Tri-Valey Shiloh domestic violence shelter has 30 bed for domestic violence survivors and their families. Shiloh also offers supportive services.
6	**Project Name**	Axis Community Health - Triage Call Nurse
	Target Area	Citywide
	Goals Supported	Community Development Needs - Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: $13,195
	Description	Axis Community Health Triage Call Nurse program ensures that patients have phone access to a triage nurse to talk with about their health symptoms and to guide them in accessing treatment.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Axis Community Health Traige Nurse will assist 1,395 low-income Pleasanton residents seeking health care services.
	Location Description	Axis Community Health Clinic is located at 5925 W. Las Positas Blvd., Suite 100, Pleasanton, CA 94588.
	Planned Activities	Axis Community Health Triage Nurse program will provide phone access to low-income Pleasanton residents seeking health services.
7	**Project Name**	Axis Community Health - Dental Care for Low-Income Residents
	Target Area	Citywide
	Goals Supported	Community Development Needs - Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: $13,000
	Description	Axis Community Health dental clinic provides preventative care and treatment services to low-income children, adults and seniors.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Axis Community Health dental clinic will provide dental services to 22 low-income Pleasanton residents in FY 2020-2021.
	Location Description	The dental clinic, located at 7212 Regional Street in Dublin, is staffed with two dentists, a hygienist, and support staff.
	Planned Activities	Axis Community Health dental clinic will provide preventative dental care and dental treatment services to low-income Tri-Valley residents, including Pleasanton residents.
	Project Name	Sunflower Hill - Horticultural Vocational Training for Developmentally Disabled

8	**Target Area**	Citywide
	Goals Supported	Community Development Needs - Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: $31,680
	Description	The Sunflower Hill Horticultural Vocational Training is designed for adults with developmental disabilities to achieve greater independence and empowerment
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	40 Pleasanton residents with developmental disabilities would benefit from the Horticultural Vocational Training program.
	Location Description	Sunflower Hill Gardens at Hagemann Ranch is located at 455 Olivina Avenue in Livermore, California.
	Planned Activities	Sunflower Hill's Horticulatural Vocation Training program for residents with developmental disabilities is a hands-on curriculum at the Sunflower Hill Gardens at Hagemann Ranch. Program participants are able to achieve the following: • Working to stay focused on a task until completion; • Following step by step instructions and asking follow-up questions, as needed; • Executing against work activities discussed in circled time with activities in the field. • Practicign simlple math, writing, and life science concepts as part of hands-on learning activities; • Improving social and communication with peers, Sunflower Hill staff, and volunteers; • Learning how food is grown; and • Harvesting, washing, packaging, and weighing food that is donated to local non-profit organizations.
	Project Name	Sunflower Hill - Accessible Signage

9	**Target Area**	Citywide
	Goals Supported	Community Development Needs - Capital Improvements
	Needs Addressed	Community Development Needs
	Funding	CDBG: $16,907
	Description	Sunflower Hill will be purchasing and installing an assistive signage called a SmartBoard at Sunflower Hill at Irby Ranch, a 31-unit affordable rental housing community for residents with developmental disabilities. The SmartBoard is an interactive tool that has visual, auditory, and kinesthetic options for the Sunflower Hill residents to fully engage in the daily activities at Sunflower Hill.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The SmartBoard will assist the 29 residents at Sunflower Hill.
	Location Description	Sunflower Hill at Irby Ranch is located at 3701 Nevada Street, Pleasanton, CA 94566.
	Planned Activities	Sunflower Hill will purchase and install the SmartBoard for Sunflower Hill residents to use.
10	**Project Name**	CityServe of the Tri-Valley Facility Build Out
	Target Area	Citywide
	Goals Supported	Community Development Needs - Capital Improvements
	Needs Addressed	Community Development Needs
	Funding	CDBG: $30,000

	Description	CityServe of the Tri-Valley, which provides Crisis Intervention services to vulnerable Pleasanton residents, has contracted with the City of Livermore to relocate its main office and primary staff location at the Livermore Multi-Service Center. CityServe will need to build out and complete tenant improvements to the existing office space in order to ensure that the expanded space provides the opportunity and environment for CityServe staff to provide the best service possible to Pleasanton residents requesting services. The $30,000 CDBG fund allocation provided is in addition to the $53,024 allocated in FY 2019-2020.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	CityServe estimates that once the facility build out process is completed, the new expanded office space would provide 621 Pleasaanton residents seeking crisis intervention services.
	Location Description	The Livermore Multi-Service Center is located at 3311 Pacific Avenue, Livermore, CA 94550.
	Planned Activities	CityServe is poposing to complete tenant improvements at the Livermore Multi-Service Center in order to accomodate its expanded services and staff.
11	**Project Name**	City of Pleasanton Axis Section 108 Loan Repayment (2020)
	Target Area	Citywide
	Goals Supported	Community Development Needs - Capital Improvements
	Needs Addressed	Community Development Needs
	Funding	CDBG: $23,184
	Description	Annual installment for repayment in FY 2020-2021 (City of Plesanton portion) of the $950,000 Section 108 Loan from HUD for assisting in the acquisition of the Axis Community Health Clinic, in accordance to HUD's 20-year repayment schedule.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	The Section 108 loan repayment does not directly benefit Pleasanton and Tri-Valley residents, but Axis Community Health ofers serices from five sites, including the new clinic in the Tri-Valley area and serves more than 14,000 members of the community.
	Location Description	Axis Community Health Clinic is located at 5925 West Las Positas Blvd., Suite 100, Pleasanton, CA 94588.
	Planned Activities	The Section 108 loan repayment is in accordance with HUD's 20-Year Repayment Plan with a full term in FY 2033-2034.
12	**Project Name**	City of Pleasanton Administration
	Target Area	Citywide
	Goals Supported	Housing Needs - Affordable Rental Housing Housing Needs - Preservation - Owner Housing Needs - Preservation - Rental Housing Needs - First Time Homebuyer Housing Needs - Reduce Housing Discrimination Homeless Needs Supportive Housing Needs Community Development Needs - Capital Improvements Community Development Needs - Economic Development Community Development Needs - Public Services
	Needs Addressed	Housing Needs Homeless Needs Supportive Housing Needs Community Development Needs
	Funding	CDBG: $67,580
	Description	General administration and oversight of the City of Pleasanton's CDBG program in FY 2020-2021.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The Housing Division for the City of Pleasanton is located at 200 Old Bernal Avenue, Pleasanton, CA 94566.
	Planned Activities	

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

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

The City of Pleasanton receives an allocation of Community Development Block Grant (CDBG) funds, which may be used for eligible activities, eligible households, and/or eligible areas within its jurisdiction. The CDBG funds are allocated according to a formula based on population data from the 2010 Census and the number of substandard units in each jurisdiction. All projects listed in the "Proposed Projects" tables are intended and open to serve eligible households within the City of Pleasanton. Census tracts that are located completely or partially within the current Pleasanton city limits are as follows: 4506.01, 4506.02, 4506.03, 4506.04, 4506.05, 4506.06, 4506.07, 4506.43, 4506.46, 4507.01, 4507.41, 4507.42, 4507.44, and 4507.45.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 210 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Geography was not used to determine funding allocation priorities.

Discussion

N/A.

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

Introduction

The City will pursue the following planned actions in order to undertake the strategies outlined in Pleasanton's FY 2020-2024 Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting the underserved needs in Pleasanton is securing adequate funding resources. The priority needs highlighted in its FY 2020-ÂÂÂ•2024 Consolidated Plan are designed to address the underserved needs within the Pleasanton jurisdictional boundaries.

Actions planned to foster and maintain affordable housing

The primary gaps facing Pleasanton, as well as 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. The City will continue to coordinate and collaborate with the Alameda County HOME Consortium, with Alameda County as the lead agency, to utilize federal HOME funds for acquisition, rehabilitation, and/or new construction of affordable rental housing; tenant-ÂÂ•based rental assistance; and single-family and multi-unitÂÂ• rental housing rehabilitation or minor repairs.

The City will continue to contract with the "housing services" nonâ¿ÂÂÂ•profit agencies that have been recipients of Housing & Human Services Grant (HHSG) program funds. These agencies provide housing services that help maintain people in housing and prevent homelessness.

The City's Housing Rehabilitation Program provide rehabilitation and minor home repair grants or loans for income –eligible homeowners. The program have historically preserved and improved the City's existing stock for extremely lowâ¿ÂÂÂ• and very lowâ¿ÂÂÂ•income homeowners. The City is also assessing extending the Housing Rehabilitation Program to incomeâ¿ÂÂÂ•eligible renters with disabilities to make accessibility improvements in their rental housing units.

Lastly, the City will continue to monitor its affordable housing portfolio that include more than 1,000 rental housing units and more than 100 homeownership units.

Actions planned to reduce lead-based paint hazards

Actions planned to reduce lead-ÂÂ•based paint hazards are listed in Section SP-ÂÂ•65 Lead-ÂÂ•based Paint Hazards. As also explained in Section SP65, majority of the City's housing stock were built post-

1978 and therefore are in generally good condition and unlike to be exposed to the lead.

Actions planned to reduce the number of poverty-level families

Antiâ¿ÂÂÂ•Poverty Strategies and planned actions to reduce the number of poverty-level families are listed in SP-70 Anti-ÂÂÂ•Poverty Strategic section.

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, employerâ¿ÂÂÂ•driven job training programs. The Alameda County Self-Sufficiency Program is designed to operate as a single, integrated system for the delivery of workâ¿ÂÂÂ•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 Selfâ¿ÂÂÂ•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-ÂÂ•net for an expanding population.

Actions planned to develop institutional structure

Planned actions to develop institutional structure are listed in Section SPâ¿ÂÂÂ•40 Institutional Delivery Structure. The City will continue to collaborate and coordinate with public agencies, for profit and non-profit private organizations to critically contribute to the development of affordable housing, provision of social services, undertake capital improvements, and pursue economic development.

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

See above.

Discussion

N/A.

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

None.

Attachments

Citizen Participation Comments

THE CITY OF PLEASANTON

Citizen Participation Plan and Process
For
HUD FY 2020-2024 Consolidated Plan & FY 2020-2021 Annual Action Plan

In compliance with the City's Citizen Participation Plan, the City of Pleasanton provided its residents several opportunities to comment on the draft FY2020-2024 Consolidated Plan which includes the FY2020-2021 Annual Action Plan. Per the waiver granted to the City of Pleasanton by HUD in order to contain the effects of the COVID-19 global health pandemic, the public comment period for the Consolidated Plan was not be for 30 days as statutorily required by HUD. Instead, the City held a 5-day public comment period from June 15, through June 19, 2020. The City also opted to hold virtual meetings in lieu of in-person public hearings in order to comply with national and local social gathering requirements.

The City solicited public comments by:

- Publishing a Notice of Public Hearing for the May 19th virtual public hearing in a locally circulated newspaper *Valley Times* on May 9, 2020 (see ad proof).
- Posting the draft FY2020-2024 Consolidated Plan which includes the FY2020-2021 Annual Action Plan on the City's website from June 15th through June 19th, 2020. No public comments were received.
- Providing the website link of the draft FY2020-2024 Consolidated Plan which includes the FY2020-2021 Annual Action Plan to subrecipients, other agencies, and those on the City's CDBG distribution list.
- Holding a public hearing at the May 19, 2020 "virtual" City Council meeting to further solicit public comments and to review and approve the draft FY2020-2024 Consolidated Plan which includes the FY2020-2021 Annual Action Plan.
- Participating in another "virtual" public hearing held on June 18, 2020 to take comments on the draft HOME Consortium Consolidated Plan. This meeting was held at the Alameda County's Community and Housing Development office in Hayward. The public was provided an opportunity to make comments or ask questions, but there were no members of the public who attended the virtual meeting so there were no public comments received.

Instructions were provided to send written comments or inquiries to Steve Hernandez, Housing Manager, at shernandez@cityofpleasantonca.gov or at 925-931-5007.

The City did not receive any public comments on its draft FY2020-2024 Consolidated Plan which includes the FY2020-2021 Annual Action Plan.

City of Pleasanton

NOTICE OF PUBLIC HEARING

On March 3, 2020 Governor Newsom proclaimed a State of Emergency as a result of the COVID-19 pandemic and subsequently issued Executive Order N-29-20 suspending provisions of the Brown Act allowing meetings via teleconferencing and members of the public to observe and offer comments telephonically or electronically. This meeting can be seen live on Channel 29 or the City's website at cityofpleasantonca.gov/gov/council/granicus.asp.

If you wish to speak on this item, please complete and submit a speaker card here or https://forms.cityofpleasantonca.gov/f/hhvnXb by 6:30 p.m. the day of the meeting, May 19.

NOTICE OF PUBLIC HEARING
FY 2020-2024 Consolidated Plan and FY 2020-2021 ACTION PLAN FOR THE CITY OF PLEASANTON
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The Pleasanton City Council will hold a virtual public hearing on May 19, 2020, at 7:00 p.m. The purpose of the public hearing is to review and receive comments from the City Council and the public regarding the submission of the FY 2020-2024 Consolidated Plan and FY 2019-2020 Annual Action Plan for the City of Pleasanton's federal Community Development Block Grant (CDBG) activity to the U.S. Department of Housing and Urban Development (HUD).

The Proposed FY 2020-2024 Consolidated Plan, which will update the existing FY 2015-2019 Consolidated Plan, identifies the City's housing and community development needs and the strategies to address these needs using CDBG funds. The Proposed FY 2020-2021 Annual Action Plan describes the projects to be funded with CDBG funds in the 2020-2021 fiscal year in order to implement the Consolidated Plan housing and community development strategies.

The City has been awarded $342,214 in CDBG funds for fiscal year 2020-2021 covering July 1, 2020 through June 30, 2021. These funds will be used to carry out the housing and community development activities in the Annual Action Plan.

Public Review
Due to the COVID-19 pandemic, HUD has provided a waiver for the CDBG program and the Consolidated Plan requirements for public review. HUD has approved the City's waiver request to shorten the public comment period from 30 days to 5 days and to allow the virtual meetings in lieu of in-person public hearings in order to comply with national and local social gathering restrictions.

The 5-day comment period will begin on May 11, 2020 and will end on May 15, 2020 at 5pm.

The Draft FY 2020-2024 Consolidated Plan and FY 2020-2021 Annual Action Plan shall be available for review on the City's website at:
http://www.cityofpleasantonca.gov/resident/housing/grant/program.asp.

Comments or inquiries may be submitted to Steve Hernandez, Housing Manager, at (925) 931-5007, or by e-mail to shernandez@cityofpleasantonca.gov.

DATED: May 5, 2020
Karen Diaz, City Clerk

DR #6483146; May 9, 2020

Grantee SF-424's and Certification(s)

DocuSign Envelope ID: 9E66D7C8-EC75-4571-A8A3-D01D4EE9BCEC

OMB Number: 4040-0004
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☐ New	
☐ Application	☐ Continuation	* Other (Specify):
☒ Changed/Corrected Application	☒ Revision	

* 3. Date Received: 11/09/2020	4. Applicant Identifier: CA62826 Pleasanton City
5a. Federal Entity Identifier:	5b. Federal Award Identifier: B20MC060050
State Use Only:	
6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	CA62826 Pleasanton City
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000397	* c. Organizational DUNS: 0049397240000

d. Address:

* Street1:	P.O. Box 520
Street2:	(123 Main Street)
* City:	Pleasanton
County/Parish:	Alameda
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	94566-0802

e. Organizational Unit:

Department Name: City Manager	Division Name: Housing Division

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

Prefix:	Mr.	* First Name:	Steve
Middle Name:	P		
* Last Name:	Hernandez		
Suffix:			
Title:	Housing Manager		
Organizational Affiliation:	City of Pleasanton		
* Telephone Number:	925-931-5007	Fax Number:	
* Email:	shernandez@cityofpleasantonca.gov		

DocuSign Envelope ID: 9E66D7C8-EC75-4571-A8A3-D01D4EE9BCEC

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

U.S. Department of Housing and Urban Development (HUD)

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant (CDBG)

*** 12. Funding Opportunity Number:**

14.218

* Title:

Community Development Block Grant (CDBG)

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

Revised CDBG Application for FY 2020-2021 for the City of Pleasanton, California, per HUD's notification on 11/9/2020 that there had been an error in the formula calculations for the CDBG program.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 10 * b. Program/Project: 10

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020 * b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	342,162.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	342,162.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Mr. * First Name: Nelson

Middle Name:

* Last Name: Fialho

Suffix:

* Title: City Manager

* Telephone Number: 925-931-5004 Fax Number:

* Email: nfialho@cityofpleasantonca.gov

* Signature of Authorized Representative: DocuSigned by: Nelson Fialho * Date Signed: 12/7/2020

DocuSign Envelope ID: 9E66D7C8-EC75-4571-A8A3-D01D4EE9BCEC

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

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

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

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

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

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
DocuSigned by: Nelson Fialho	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Pleasanton	12/17/2020

SF-424D (Rev. 7-97) Back

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
07/06/2020	CA02826 Pleasanton City

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	B20MC060030

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	CA02826 Pleasanton City

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
94-6000387	0019997230000

d. Address:

* Street1:	P.O. Box 520
Street2:	123 Main Street
* City:	Pleasanton
County/Parish:	Alameda
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	94566-0802

e. Organizational Unit:

Department Name:	Division Name:
City Manager	Housing Division

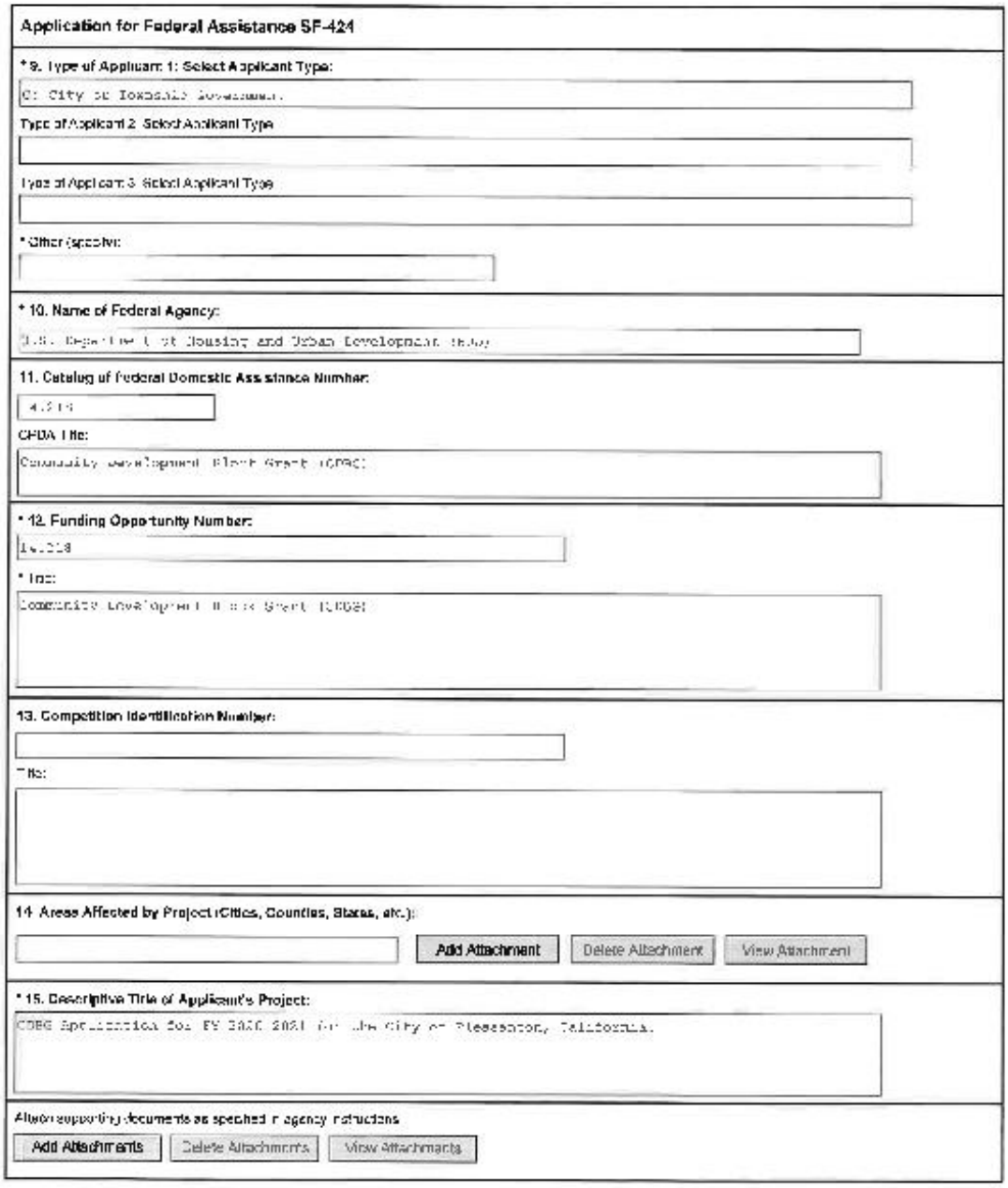
f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Mrs.	* First Name:	Steven
Middle Name:	J		
* Last Name:	Lederhaas		
Suffix:			

* Title:	Housing Manager

Organizational Affiliation:
City of Pleasanton

* Telephone Number:	925-931-5007	Fax Number:	
* Email:	slederhaas@cityofpleasantonca.gov		



Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type

Type of Applicant 3: Select Applicant Type

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development (HUD)

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant (CDBG)

* 12. Funding Opportunity Number:

14.218

* Title:

Community Development Block Grant (CDBG)

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

* 15. Descriptive Title of Applicant's Project:

CDBG Application for FY 2020-2021 for the City of Pleasanton, California.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant [10] * b. Program/Project [10]

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

[ ] Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: [07/01/2020] * b. End Date: [06/30/2021]

18. Estimated Funding ($):

* a. Federal	342,214.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	342,214.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

[ ] a. This application was made available to the State under the Executive Order 12372 Process for review on

[ ] b. Program is subject to E.O. 12372 but has not been selected by the State for review.

[X] c. Program is not covered by E.O. 12372

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

[ ] Yes [X] No

If "Yes", provide explanation and attach

[ ] Add Attachment | Delete Attachment | View Attachment

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

[X] ** I AGREE

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

Authorized Representative:

Prefix: [Mr.] * First Name: [Nelson]

Middle Name: [ ]

* Last Name: [Fialho]

Suffix: [ ]

* Title: [City Manager]

* Telephone Number: [925-931-5004] Fax Number: [ ]

* Email: [nfialho@cityofpleasantonca.gov]

* Signature of Authorized Representative: [signature] * Date Signed: [7/1/20]

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

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

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

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

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

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
[redacted]	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Pleasanton	7/9/20

SF-424D (Rev. 7-97) Back

CERTIFICATIONS

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

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

Anti-displacement and Relocation Plan – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

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

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about –

   a) The dangers of drug abuse in the workplace;
   b) The grantee's policy of maintaining a drug-free workplace;
   c) Any available drug counseling, rehabilitation, and employee assistance programs; and
   d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;

4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –

   a) Abide by the terms of the statement; and
   b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:

   a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

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

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

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

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

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

Signature/Authorized Official
Nelson Fialho

Date
7/7/20

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

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

2. **Overall Benefit**. The aggregate use of CDBG funds including section 108 guaranteed loans during program years **2020** shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

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

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

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

Compliance with Laws – It will comply with applicable laws.

Signature/Authorized Official
Nelson Fialho

7/7/20
Date

City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

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

Signature/Authorized Official
Nelson Fialho

Date

City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A Lobbying Certification

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

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code):

City of Pleasanton Offices
123 Main Street / 200 Old Bernal Ave.
Pleasanton, Alameda County, CA 94566

Check___ if there are workplaces on file that are not identified here.

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

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

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

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

Signature/Authorized Official
Nelson Fialho

Date

City Manager
Title

Appendix - Alternate/Local Data Sources

1	**Data Source Name** N/A
	List the name of the organization or individual who originated the data set. N/A
	Provide a brief summary of the data set. N/A
	What was the purpose for developing this data set? N/A
	Provide the year (and optionally month, or month and day) for when the data was collected. N/A
	Briefly describe the methodology for the data collection. N/A
	Describe the total population from which the sample was taken. N/A
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. N/A