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EXECUTIVE SUMMARY

The City of Fremont is the second most populous city in Alameda County with an estimated population of approximately 209,000 people. The southernmost city in the county, Fremont also covers the second largest geographic area (approximately 92 square miles) of any city in the Bay Area behind San Jose. The City has a diverse racial and ethnic population; with no one racial or ethnic group in the City making up a majority (50% or greater) of the population. According to the 2000 Census, minority groups (Latinos; Blacks or African Americans; American Indians or Alaskan Natives; Asians; and Native Hawaiians and other Pacific Islanders; make up approximately 54% of Fremont's population.

In the upcoming fiscal year, the City anticipates receiving \$1,718,204 in Community Development Block Grant (CDBG) entitlement funds. The City will also have \$178,668 in reprogrammed funds from completed or cancelled projects, \$134,987 in uncommitted program income and \$150,000 in anticipated program income. The City's total CDBG Program budget is \$2,181,859. It is projected that at least 80% of residents benefiting from the CDBG program will be low and moderate-income households as defined by the Department of Housing and Urban Development (HUD).

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

Utilizing these CDBG funds, in conjunction with local, state and federal sources, the City plans to continue to meet the Affordable Housing Needs, Community Development (non-housing) Needs, Homeless Needs and Supportive Housing Needs of low and moderate-income Fremont residents outlined in the City's FY 2005-2009 Strategic Plan. The following is a summary of the projects proposed by public and non-profit agencies for FY 2006:

AFFORDABLE HOUSING NEEDS

The following FY 2006 proposed projects are consistent with the City of Fremont FY 2005-2009 Strategic Plan priorities to meet affordable housing needs by:

- Assisting low and moderate income first-time homebuyers.
- Preserving existing affordable rental and ownership housing for low and moderate-income households.
- Increasing the availability of affordable rental housing for low and moderate-income households.
- Reducing housing discrimination.

PROGRAM/PROJECT DESCRIPTION	FUNDING REQUEST	PERFORMANCE MEASURE
<p>Alameda County Community Development Agency (ACCD) Proposing to administer the City’s Housing Rehabilitation Loan and Emergency Repair Grant Program. Program primarily focused on seniors and disabled at or below 50% of median family income</p>	<p>\$300,000</p>	<p>Enhance suitable living environment for at least 27 families through improved sustainability.</p>
<p>Deaf Counseling and Referral Agency DCARA will provide housing services for the deaf, deafened, deaf-blind and hard-of-hearing D/HH) Fremont resident, including youth from 18 to 21 who have graduated from the California School for the Deaf (CSD).</p>	<p>\$8,000</p>	<p>Enhance suitable environment for at least 35 individuals through improved accessibility.</p>
<p>Eden Council for HOPE and Opportunity (ECHO) Home Equity Conversion (HEC) Program The HEC Program provides assistance to economically disadvantaged elderly homeowners on the benefits and risks of reverse mortgages. Reverse mortgages help seniors to tap into the equity in their homes to provide them with increased monthly income, a credit line, or a lump sum of cash to pay for major expenses.</p>	<p>\$15,927</p>	<p>Enhance suitable living environment for 17 seniors or non-elderly disabled through sustainability.</p>
<p>Eden Council for HOPE and Opportunity (ECHO) Rental Assistance Program (RAP) The RAP program is designed to help low to moderate-income households pay for delinquent rent or move-in costs. ECHO provides housing assistance guarantees under the CFN/HA Program, FEMA, and Lutheran Care.</p>	<p>\$18,975</p>	<p>Improve suitable living environment for 25 individuals/ households through improved affordability.</p>

Mediation Services Proposes to continue providing conciliation and mediation services to help enforce the City's Residential Rent Increase Dispute Resolution Ordinance (RRIDRO). The ordinance is intended to protect low and moderate-income residents from unreasonable or illegal rent increases.	\$20,000	Enhance suitable living environment for a minimum of 100 individuals through improved affordability.
Project Sentinel – Fair Housing and Tenant/Landlord Svcs Project Sentinel proposes to Administer the City's fair housing and landlord/tenant services program. The CDBG (fair housing) portion of this \$102,000 service is \$75,000.	\$75,000	N/A

COMMUNITY DEVELOPMENT (NON-HOUSING) NEEDS

The following proposed projects are consistent with the City of Fremont's FY 2005 - 2009 Consolidated Plan priority to meet non-housing community development needs by:

- Funding public facilities and improvements
- Funding public services
- Funding economic development initiatives

PROGRAM/PROJECT DESCRIPTION	FUNDING REQUEST	PERFORMANCE MEASURE
Bay Area Community Services – Adult Day Care This program will provide adult day care services to Fremont seniors with chronic health problems, including Alzheimer's disease. Daily program activities include: door-to-door transportation, memory/ reality orientation, exercise, health education and screening and hot nutritionally balanced lunches.	\$36,701	Enhance suitable living environment through improved accessibility for at least 5 Fremont seniors.
California School for the Blind (CSB) - Median Removal Funding will be used to remove architectural barrier, which will allow the implementation of a community transportation accessibility route in front of CSB.	\$92,095	Enhance suitable living environment through improved accessibility for CSB students.

<p>Community Child Care Coordinating Council (4C's) Micro-enterprise funds will be used to support 4C's program in providing assistance to low to moderate income Fremont residents to become licensed family childcare providers. The outcome of the program would address the critical shortage in affordable quality child care, as well as provide employment opportunities for unemployed low-income individuals.</p>	<p>\$19,989</p>	<p>Provide economic opportunity for at least 15 individuals through improved accessibility.</p>
<p>Fremont Family Resource Center (FRC) Counseling Room Renovations As part of the FRC, Youth and Family Services (YFS) offers family and group counseling. FRC Case Management Services provide health, educational, substance abuse, behavioral health, social and other services to CalWORKS participants and their families. Funds will be used to renovate existing office space in order to accommodate the confidential counseling needs of both programs.</p>	<p>\$125,000</p>	<p>Enhance suitable living environment through improved accessibility.</p>
<p>Kidango – Rix Center Interior and Exterior Renovations Kidango will use the funding to renovate its Rix Child Care Center at 43100 Isle Royal Street, Fremont, CA. Project includes renovating four children's bathrooms; replacing flooring in an infant toddler room; installing a pre-school age-appropriate play structure; and other interior and exterior renovations.</p>	<p>\$58,975</p>	<p>Enhance suitable living environment through improved accessibility.</p>
<p>Kidango Child Care - Early Care and Education Kidango will to provide affordable child development and early intervention services for children with teen parents, children with disabilities, and children from low-income families. Children's development will be enhanced, parents will complete job training or work as they strive toward self-sufficiency and children will be better prepared for success in kindergarten and later life.</p>	<p>\$28,761</p>	<p>Enhance suitable living environment for a minimum of three Fremont infants through improve accessibility.</p>
<p>LIFE ElderCare – Meals on Wheels Through its Meals on Wheels program, LIFE ElderCare will provide meals, wellness checks and quarterly comprehensive geriatric needs assessments to homebound Fremont seniors.</p>	<p>\$49,972</p>	<p>Enhance suitable living environment for a minimum 450 seniors or persons with disability through improved accessibility.</p>

<p>Senior Center Lunch Program The Fremont Multipurpose Senior Center will provide at least 22,000 nutritious lunches to seniors.</p>	<p>\$14,830</p>	<p>Enhance suitable living environment for seniors through improved accessibility.</p>
<p>Senior Peer Counselor This program uses the skills and life experience of senior volunteers in a self-help approach to meeting emotional needs of seniors. This program will reach 80 seniors a year.</p>	<p>\$45,106</p>	<p>Enhance suitable living environment for a minimum of 80 seniors through improved accessibility.</p>
<p>Tri-City Health Center Mixed-Used Dental Operatory/ Medical Site Tri-City Health Center proposes to use \$500,000 in funding to continue renovations at its clinic located at 39500 Liberty St., Fremont, CA and use \$250,000 in funding to acquire an additional mixed-use dental operatory/medical clinic. Liberty Street renovations include replacing HVAC, upgrading restrooms, and installing a fire sprinkler system.</p>	<p>\$750,000</p>	<p>Enhance suitable living environment through improved and new accessibility.</p>
<p>Tri-City Volunteers/ Design Response – Food Distribution/Thrift Store Renovations Tri-City Volunteers (TCV) and Design Response propose to substantially renovate the appearance and functionality of TCV’s 10,000 square foot emergency food distribution office and thrift shop located at 37350 Joseph Street in Fremont. Design Response is a non-profit design and project management agency that works with other non-profits to develop dignified, safe, and well-designed and welcoming spaces.</p>	<p>\$231,250</p>	<p>Enhance suitable living environment through improved accessibility.</p>
<p>Youth and Family Service Counseling The Youth and Family Services Counselor will provide family and individual counseling to help improve family relationships in times of stress of crisis, with special attention to teen-related issues.</p>	<p>\$45,106</p>	<p>Enhance suitable living environment for 56 youth and their families through improve accessibility.</p>

HOMELESS NEEDS

The following FY 2006 proposed projects are consistent with the City of Fremont's FY 2005-2009 Strategic Plan priority to meet the needs of the Fremont homeless population by:

- Maintaining improving and expanding (as needed) the capacity of housing, shelter and services for homeless individuals and families including integrated healthcare, employment services and other services.
- Increasing and expanding activities designed to prevent those currently housed from becoming homeless.
- Building on inter-jurisdictional cooperation to achieve housing and homeless needs.

PROGRAM/PROJECT DESCRIPTION	FUNDING REQUEST	PERFORMANCE MEASURE
<p>Safe Alternatives to Violent Environments (SAVE) Operating 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.</p>	<p>\$40,228</p>	<p>Enhance suitable living environment for 20 victims of domestic violence (and their children) through improved accessibility.</p>
<p>Safe Alternatives to Violent Environments (SAVE) Playground Renovation SAVE will install a soft playground surface at SAVE's Fremont shelter domestic violence victims.</p>	<p>\$16,000</p>	<p>Enhance suitable living environment through improved accessibility.</p>
<p>Tri-City Homeless Coalition (TCHC) TCHC proposes to continue renovating its office space located at 40849 Fremont Blvd. This project was originally funded in FY 2005. The scope and cost of the original project has increased to accommodate new staff absorbed as a result of a strategic alliance with Allied Housing. The new design will integrate two halves of the TCHC office into one functional building.</p>	<p>\$200,000</p>	<p>Enhance suitable living environment through improved accessibility.</p>

SUPPORTIVE HOUSING

The following FY 2006 proposed projects are consistent with the City of Fremont's FY 2005-2009 Strategic Plan priority to meet the supportive housing needs of Fremont residents by:

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

PROGRAM/PROJECT DESCRIPTION	FUNDING REQUEST	PERFORMANCE MEASURE
<p>Allied Housing (Tri-City Homeless Coalition) Allied proposes to purchase Mission Bell Apartments located at 112 Garcia Avenue, San Leandro, CA, to provide 25 permanent affordable supportive (mental health, drug and alcohol services) apartments for low to extremely-low income households. Allied proposes to set aside 3 units for extremely low-income Fremont residents.</p>	<p>\$175,000</p>	<p>Create decent housing with improved new affordability.</p>

PART I. RESOURCES

A variety of resources are available to the City of Fremont to address community development and housing needs. These resources include funding from federal, state and local resources. Programs, projects and services provided by governmental and private organizations and agencies are also available. This section provides a brief description of these resources.

FEDERAL RESOURCES

Community Development Block Grant (CDBG) Funds

The City of Fremont is a CDBG entitlement jurisdiction and receives funding annually through the U.S. Department of Housing and Urban Development (HUD). The City anticipates receiving \$1,718,204 in CDBG entitlement funds. The City will also have \$178,668 in reprogrammed funds from completed or cancelled projects, \$134,668 in uncommitted program income and \$150,000 in anticipated program income. The City's total CDBG program budget is \$2,181,859.

HOME Investment Partnership Program (HOME)

The City of Fremont receives HOME funds through its participation in the Alameda County HOME Consortium. The HOME program provides funding to localities to support affordable housing programs for lower income households. HOME funds can be used to acquire, rehabilitate, finance and construct affordable housing, as well as provide tenant-based rental assistance. The City anticipates \$548,326 in new HOME program funds for FY 2006.

HUD Section 8 Rental Assistance Funds

The Section 8 Program is a federally funded, but locally administered, rental assistance program for low-income families, senior citizens, and the disabled. The Alameda County Housing Authority administers the Section 8 Program for most of Alameda County including the City of Fremont. The Housing Authority manages an allocation of approximately 1,619 rental certificates and vouchers in Fremont. It is expected that the number of existing section 8 certificates and vouchers will remain constant during the next fiscal year.

HUD Section 8 Family Self-Sufficiency Program

The Section 8 Family Self-Sufficiency Program is designed to assist Section 8 clients in becoming economically independent. This program combines case management, education and training with Section 8 certificate or voucher.

Supportive Housing Program (SHP)

This McKinney Act program is designed to promote the development of supportive housing and services for homeless persons. Funding can be used for a variety of activities including acquisition, rehabilitation, new construction, operating costs and supportive services. The City will receive a total of \$269,790 in FY 2006 to continue the HOPE project - a multi-disciplinary mobile clinic providing a variety of supportive services to homeless families and individuals.

HUD 202/HUD 811 Program Funds:

These program funds are awarded on a competitive basis specifically for the development of affordable rental housing for seniors (Sec. 202) and for the disabled (Sec. 811). In 2003, the Housing Consortium of the East Bay (HCEB), in partnership with Satellite Housing, was awarded HUD 811 funds for the development of the Lincoln Street Apartments, an 11 unit affordable apartment complex for developmentally disabled adults. Construction will be completed in summer 2006.

HUD Economic Development Initiative Grant

The City of Fremont is the fiscal agent for an Economic Development Initiative Grant awarded to Kidango to undertake rehabilitation work at its childcare centers in Fremont.

STATE**California Housing Finance Agency (Cal HFA):**

Cal HFA provides a variety of tax-exempt bond financing for the development and preservation of affordable housing. Cal HFA also provides down payment assistance loans for eligible first time homebuyers. The Office of Housing and Redevelopment intends to continue its partnership with CalHFA to expand homeownership opportunities for first time homebuyers in FY 2006.

Low Income Housing Tax Credits (Federal and State):

Developers can apply to the State for an allocation of tax credits to help finance extremely low, very low and low-income rental housing developments. The tax credits are syndicated to raise project equity.

Mortgage Revenue Bonds:

Local jurisdictions may apply to the California Debt Limit Allocation Committee (CDLAC) for an allocation of bond authority to provide financing to developers of qualified rental developments.

Proposition 46 Bond Funding:

Grants and loans totaling \$2.1 billion will be administered by a variety of State departments to facilitate the development and preservation of affordable housing. Funds are scheduled to be released periodically over the next five years. The Office of Housing and Redevelopment will continue to track RFPs and will apply for funding when eligible.

Proposition 63 Funding

With Proposition 63 mental health funding, the HOPE project will be expanded to include the Greater HOPE project. The funding will add capacity to outreach to 150 severely mentally disabled homeless persons in the South and East County and connect them to mental health services. Forty clients will receive full service partnership services. Greater HOPE will obtain permanent housing for twenty homeless individuals.

LOCAL

Redevelopment Agency Affordable Housing Fund

California State Redevelopment Law mandates that at a minimum, 20% of the tax-increment generated by redevelopment be set-aside to improve, preserve, and increase the supply of affordable housing. For FY 2006, the Redevelopment Agency's Affordable Housing Fund is expecting to receive approximately \$26,751,405 in tax increment revenue, of which 20%, or \$5,350,281 will be set aside for affordable housing. In addition, of the \$18,045,000 Housing Bond issued in 2003, a balance of \$8,906,257.46 remains for future affordable housing projects.

Mortgage Credit Certificates (MCC)

The City of Fremont participates in the Alameda County MCC Program. The MCC program assists moderate and middle-income households to become first-time homebuyers. Due to the severe cuts in the MCC allocation from the California Debt Limit Advisory Committee (CDLAC), it is anticipated that approximately 10 MCCs will be issued to help first-time homebuyers purchase a home in Fremont during FY 2006.

City of Fremont Social Services Program Funds

The City of Fremont is expected to allocate approximately \$472,857 from its General Fund to nonprofit social service agencies in FY 2006.

PRIVATE

Community Reinvestment Act (CRA)

The City of Fremont encourages local lenders to provide favorable lending terms for projects, which involve the provision of affordable housing. The CRA places an affirmative responsibility upon financial institutions to address the credit needs of low, moderate, and middle-income households in the communities they serve.

Inclusionary Housing Ordinance

In 2003, the City adopted an Inclusionary Housing Ordinance, which requires most residential developments (owner and rental projects) to reserve 15% of their development as affordable. These new units will be produced by the private sector with no financial assistance provided.

LEVERAGING PLAN

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 the Redevelopment Agency Affordable Housing Fund, or other public and/or private sources of affordable housing. In addition, the City uses leveraging ratios of its subrecipients as a criterion for funding.

MATCHING PLAN

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

PUBLICLY OWNED LAND

The City of Fremont does not anticipate using any publicly owned land for projects identified in this Action Plan for FY 2006.

PART II. ACTIVITIES TO BE UNDERTAKEN

This section of the Action Plan includes the proposed activities to be undertaken by the City of Fremont in FY 2006. It will include the programs and activities that the City of Fremont will carry out to implement its Housing and Community Development Strategic Plan during the next fiscal year. The Strategic Plan is the five-year plan for fiscal years 2005 through 2009, included in the Five-Year Consolidated Plan, adopted in May 2005.

The central piece of this section is the “Proposed Projects” tables, which describe individual activities to be funded. This section also includes a description of the Citizens Participation Process. It also contains a description of how the city 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) and a description of activities benefiting homeless and other special needs populations. Activities undertaken solely with federal HOME Investment Partnership Program (HOME) funds are described separately in the Alameda County HOME Consortium Action Plan.

CITIZENS PARTICIPATION 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 this Action Plan.

The City held a public hearing on December 14, 2005, which consisted of an overview of the Request For Proposal (RFP) process that resulted in projects proposed in the Action Plan. The public hearing was attended by 24 community agencies. The Citizens Advisory Committee held three public hearings in February and March 2006 to review potential Action Plan projects. The Fremont City Council will hold a public hearing on April 25, 2006 to approve the 2006 Action Plan.

The Consortium held a pre-draft public hearing on January 19, 2006 at HCD's Housing and Community Development Advisory Committee Meeting. The public hearing consisted of an overview of the Action Plan and request for input on housing and community development needs in the HOME Consortium. No comments were received during this meeting. A 30-day public comment period for the Action Plan will also be held. The draft Action Plan is also distributed to all cities, main library branches in Alameda County, HUD and any interested citizens, organizations, or agencies.

GEOGRAPHIC DISTRIBUTION

The City of Fremont has a diverse racial and ethnic population; with no one racial or ethnic group in the City making up a majority (50% or greater) of the population. According to the 2000 Census, minority groups (Latinos; Blacks or African Americans; American Indians or Alaskan Natives; Asians; and Native Hawaiians and other Pacific Islanders; make up approximately 54% of Fremont's population. Only one of the City's 36 census tracts has a minority population of less than 40% and 27 census tracts have minority populations of greater than 50%. The City's actual racial and ethnic diversity is even greater than shown in the Census, since distinct ethnic groups, such as the City's Afghan population, are categorized as "White" by the Census.

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

if the agency receiving funding serves Fremont residents.

Utilizing these CDBG funds, in conjunction with local, state and federal sources, the City plans to continue to meet the Affordable Housing Needs, Community Development (non-housing) Needs, Homeless Needs and Supportive Housing Needs of low and moderate-income Fremont residents outlined in the City's FY 2005-2009 Strategic Plan.

ACTIVITY LOCATIONS

The "proposed projects" table, lists the location of all site-specific capital and public service activities. The City primary meets the national objective of low and moderate income clientele (LMC) or low and moderate income housing (LMH) by requiring subrecipients to incorporate the HUD income eligibility or presumed beneficiary guidelines when assessing the eligibility of clients at a HUD funded site.

For some programs using CDBG funds, such as residential rehabilitation, the exact location of the activity is not determined prior to funding the program as a whole. Pursuant to the Final Rule for the CDBG Program, 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 CDA administers a Rehabilitation Program for most jurisdictions in the HOME Consortium, including the City of Fremont, although the level of rehabilitation services varies among cities. The goal of the program is to conserve, preserve, and improve the housing and neighborhoods of low and moderate-income people living in the County. To that end, the program provides grants or low interest loans to qualifying properties and owners to provide a variety of rehabilitation services, such as rental housing rehabilitation, minor and major home repairs, mobile home repairs, exterior paint or clean-up assistance, seismic retrofitting, and accessibility repairs.

The owner rehabilitation program is targeted to owner-occupied households who qualify as low income by earning less than 80 percent of the San Jose - San Francisco - Oakland MSA median income. Depending on the level and cost of rehabilitation, grants or low- or no-interest loans are offered. For the owner programs, income, the applicant's address, and the type and extent of rehabilitation work are checked to determine the applicant's eligibility, the type of financing, and whether the rehabilitation program is offered in the applicant's jurisdiction.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

Alameda County-wide Homeless Continuum of Care Council (Council)

The City of Fremont participates in the Alameda County Homeless Continuum of Care Council. The Council is a 45-member organization dedicated to reducing and eliminating homelessness through planning, policy, and service coordination efforts. Council membership includes cities in Alameda County, County agencies, homeless service providers, consumers of homeless services, funders, and other community representatives.

The mission of the Council is to coordinate Alameda County homeless planning efforts into a single, more comprehensive homeless service delivery system, providing services to all homeless subpopulations in all parts of Alameda County along a continuum of care from homelessness prevention, through emergency assistance and shelter, transitional housing and services, and into permanent housing and employment.

The primary purpose of the Council is to facilitate coordination among Alameda County jurisdictions and agencies to accomplish the goals of the Alameda County-wide Homeless Continuum of Care Plan adopted in 1997. The plan, developed through an extensive community planning process, outlines the values and strategies essential to achieving the mission of ending homelessness in Alameda County, by identifying gaps in the current service delivery system and linking homeless policies and plans in each of the three HOME jurisdictions in Alameda County: Berkeley, Oakland and the Alameda County HOME Consortium (of which, the City of Fremont is a member).

To achieve its organizational mission and purpose, the Council engages in strategic initiatives prescribed by the Continuum of Care Plan and in response to policy changes and emerging needs.

Current activities include:

1. The Council manages the implementation of the Homeless Management Information System (HMIS) to ensure that data about homeless people is collected county-wide.
2. The Council coordinates the bi-monthly Homeless Court which provides an opportunity for homeless people to clear their criminal records.
3. The Council is an active partner in the adoption and implementation of the Alameda County Homeless and Special Needs Housing Plan, which was completed in July 2005 and is currently being considered for adoption by various public jurisdictions (see below).

Collaboration has long been a successful model for organized community responses to homelessness. Partnerships within the Alameda County-wide Homeless Continuum of Care Council have earned two awards from the federal government. The Council's dedication to these

partnerships has resulted in more than \$20 million of annual, competitively awarded federal homeless funding. The Council authors the grant application. Other accomplishments include:

1. In 2003, the Continuum of Care Council completed the largest and most in depth study and enumeration of homeless people, their needs, and characteristics ever undertaken in any single metropolitan area. The Council updated the study in 2005.
2. The Council actively participated in the yearlong planning process for the now complete Alameda County Homeless and Special Needs Housing Plan. This ambitious planning process brought together three systems of care—Behavioral Health, AIDS Services, and Homeless Services to develop a comprehensive plan to prevent and end homelessness.

Implementation of the County-wide Homeless and Special Needs Housing Plan (Multi-Plan)

Alameda County, the City of Berkeley and the City of Oakland and other jurisdictions have been actively engaged in a long-term special needs housing planning process known as the Homeless and Special Needs Housing Plan (Multi-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 Alameda County-wide Homeless and Special Needs Housing Plan is the culmination of more than a year of collaboration between Alameda County government representatives and community stakeholders to develop a plan to end chronic homelessness and to engage the mental health and HIV/AIDS service systems to forge a comprehensive approach to increasing supportive services and housing. The plan establishes five goals:

- **Prevent homelessness and other housing crises.** The most effective way to end homelessness is to avoid it in the first place.
- **Increase housing opportunities.** The plan identifies the need for 15,000 units of housing for people who are homeless or living with HIV/AIDS or mental illness.
- **Deliver flexible services to support stability and independence.** Culturally competent, coordinated support services must accompany housing.
- **Measure success and report outcomes.** Evaluating outcomes will allow us to identify successful programs and target resources toward best practices.
- **Develop long-term leadership and political will.** These goals can only be achieved with a long-term leadership structure and the political and popular support that can sustain systems change activities.

The draft Alameda County-wide Homeless and Special Needs Housing Plan was completed in July 2005. Implementation activities to date include:

- **Endorsement and Adoption**—There are ongoing outreach and education efforts with community agencies, Boards, and Commissions with the goal of key jurisdictions and agencies adopting/endorsing the Plan by March 2006. The Fremont City Council is scheduled to hold a study session on the Plan in July 2006.
- **Interim Leadership Structure**—With the help of strategic planning consultants, stakeholders are developing the organizational structure necessary to ensure plan adoption and endorsement, undertake key initial implementation initiatives, and empanel an advisory group until the permanent leadership structure is established.
- **Increasing Housing Opportunities**—Strategic partnership forged during the yearlong planning process resulted in the award of nearly \$2 million to develop 30 new Shelter Plus Care rental assistance certificates for chronically homeless individuals with serious mental illness.

County Administered Programs for Homeless and Special Needs Populations

The following programs administered by Alameda County Community Housing and Community Development (HCD) serve regional homeless and special needs populations in the Alameda County HOME Consortium jurisdictions, including the Urban County.

Housing Opportunities for People With AIDS (HOPWA)

HOPWA funds can be used for a variety of housing and service activities for persons living with HIV and AIDS and are intended to serve all of Alameda County. HOPWA funds are used to implement priorities in the *Alameda County AIDS Housing Plan*, as adopted on April 1996 and updated in July 1998.

Alameda County HCD will enter into a new contract with the City of Oakland for approximately \$1,500,000 in FY06 HOPWA funds. These funds will be used to support the existing continuum of housing developed under the AIDS Housing Plan, as well as address emerging issues and fund targeted expansions in the housing stock, which were identified in the *Second Annual HIV/AIDS Housing Plan Update*. In FY 06 approximately 400 persons living with HIV/AIDS will receive supportive services through HOPWA funding.

Since its adoption, HOPWA funds have been made available to cover all priority areas of the Plan. HOPWA funds have already been committed to the Housing Alliance to build 26 units of permanent housing, two of which are set aside for occupancy for people living with HIV/AIDS. University Neighborhood Apartments developed by Affordable Housing Associates (AHA) will have two dedicated HIV/AIDS units out of a 29-unit development.

In addition to activities funded with entitlement HOPWA funds, several other aspects of the Plan have been carried out using other funding sources, or at no cost. *Project Independence*, a HOPWA Special Project of National Significance, provides shallow rental assistance and accessibility modifications to people living with HIV/AIDS throughout Alameda County. The

program is currently serving 157 beneficiaries. Three agencies are administering the rental assistance and support service component of this program: The Ark of Refuge, AIDS Project of the East Bay in Oakland and the Tri-City Health Center in Fremont.

Alameda County also received funding for 35 additional Shelter Plus Care certificates to be targeted specifically to homeless persons with AIDS and related disorders. This program is administered jointly with the City of Berkeley. This program began operating in spring 1997, and there are currently 41 households that are under contract for rental assistance.

McKinney/Vento Homeless Assistance: Shelter Plus Care

Alameda County HCD is the grantee for six competitive and renewal grants under HUD's Shelter Plus Care Program, which provides rental subsidies and supportive services on a long-term basis for homeless persons with disabilities. HCD administers the program in cooperation with the Oakland Housing Authority and the Alameda County Housing Authority. The program serves homeless individuals with one or more of three targeted disabilities: serious mental illness, chronic alcohol and drug problems, and acquired immunodeficiency syndrome (AIDS) or related diseases, who are living on the streets or in emergency shelters.

Shelter Plus Care provides assistance to clients through rental assistance payments and a broad range of supportive services provided by a network of over 50 community-based organizations and county-operated programs. These services include alcohol and drug treatment, mental health services, primary medical care, AIDS services, service coordination and case management, benefits counseling and advocacy, money management services, housing search assistance, and crisis support.

HUD makes Shelter Plus Care Program grants for new programs on a competitive basis to local jurisdictions and agencies. HCD administers a Sponsor-based Rental Assistance (SRA) grant and a Single Room Occupancy (SRO) grant totaling \$1.5 million. The SRA grant subsidizes, through contracts with non-profit organizations, 66 units located throughout the County. The SRO grant subsidizes 59 SRO units in at the Harrison Apartments in downtown Oakland as well as an additional 32 tenant certificates that were converted from previous SRO units. HCD also administers an annual Tenant-based Rental Assistance (TRA) grant of \$3 million to provide assistance to 214 units. Approximately half of the TRA grant, \$1.5 million is being spent to assist Shelter Plus Care participants living within the HOME Consortium's jurisdiction. HCD was also awarded a TRA grant of \$1.47 million specifically to provide supported housing to homeless persons living with AIDS. This grant is being jointly administered with the City of Berkeley, with 15 certificates allocated to Berkeley clients, and 20 certificates allocated to clients throughout the County.

HCD administers a Project-based Rental Assistance (PRA) Program grant to assist 14 units at Alameda Point, the former Alameda Naval Air Station in the amount of \$876,360, and was also awarded a SRA grant of \$464,940 to assist nine units at the Housing Alliance development in Castro Valley.

McKinney/Vento Homeless Assistance: Transitional and Permanent Housing

The Linkages program provides transitional rental assistance, job development and support services for homeless families connected with one of six shelters in the HOME Consortium. The participating shelters are Building Futures with Women and Children, Family Emergency Shelter Coalition (FESCO) and Emergency Shelter Program (ESP) in Hayward, Tri-City Homeless Coalition and Shelter Against Violent Environments (SAVE) in Fremont, and Tri-Valley Family Crisis Homeless Center in Livermore. Under contract to HCD, Allied Housing (Hayward) administers the rental assistance component. Alameda County HCD receives a Supportive Housing Program grant of \$676,632 for the Housing/Jobs Linkages Program. Bessie Coleman Apartments, at Alameda Point, operated by Building Futures with Women and Children (BFWC) was completed in 2003. This year BFWC will receive a \$154,331 SHP grant to operate the facility. The Alameda County Base Conversion Collaborative coordinates supportive services for Spirit of Hope using a continuing SHP grant of \$103,447.

Economic Development Initiative

In FY06, HCD will continue to administer a \$600,000 Economic Development Initiative for the rehabilitation of the former Alameda Naval Air Station.

Alameda County Base Conversion Collaborative

HCD continues to work with the Alameda Point Collaborative and the Oakland Homeless Collaborative. The Oakland Army Base Reuse Plan, (adopted in July 1998), includes the allocation of 229,000 square feet of space on the base for the creation of a workforce development campus designed to provide extended job training and supportive services for homeless and other low-income individuals in the County. The goal of the campus is to provide clients with the means necessary to enhance their long-term employability and wage earning capacity.

With support from HCD, the Alameda Point Collaborative continues to implement the NAS Homeless Plan. The Plan includes completing housing for over 217 families and individuals. All five of these projects are complete and fully occupied. In addition, 39 units of newly constructed, multi-family housing are being developed in partnership with the City of Alameda Housing Authority. A 60-slot child care facility, economic development and job training opportunities, and a first-source hiring program for all new businesses are part of the Plan.

A Supportive Housing Program grant, of which HCD is the sponsor, provides case management and supportive services for the estimated 500 residents. HCD also is the fiscal agent for a HUD Economic Development Initiative grant to be used to the community center described above.

PART III. OTHER ACTIONS

BARRIERS TO AFFORDABLE HOUSING

As described in the City of Fremont Housing Element, (updated April 2003) the two most powerful constraints on housing development in Fremont are construction costs and land costs. The Housing Elements cited a Fall 2002 analysis of the cost of developing housing affordable to moderate-income (80% of AMI) households in the City. By determining the difference between the cost of such housing and the part of that cost that could be recovered from affordable rents or sales prices, the City could determine the affordability “gap” of producing affordable housing. For stacked flat apartment developments, the “gap” amount was estimated to range from \$160,000 to \$170,000 per unit affordable to a moderate-income household. The gap for housing affordable to low-income (50% of AMI) households would be significantly larger.

The same Fall 2002 analysis also indicated that land costs alone for a single-family unit was \$162,000. For multi-family housing, the cost of land varied from \$62,000 to \$88,600 per unit, depending on density and the size of the development.

During FY 2006, the City of Fremont will continue its successful efforts to streamline the land use approval process and improve the quality and timeliness of service. During FY 2005 several programs identified in the Housing Element were implemented, such as the development of a new R3 zone and the rezoning of lands to increase density.

LEAD-BASED PAINT HAZARD REDUCTION

One challenge facing Alameda County is the recruitment of qualified, State-certified Contractors who can perform lead mitigation and abatement services. The Bay Area is still experiencing a prosperous economic time for general building contractors, who appear to be more interested in projects that do not require additional regulatory requirements. Effective January 2002, all cities and jurisdictions need to comply with the Lead Safe Housing Regulations, even though there is still a need to increase the number of State-certified contractors. Jurisdictions within Alameda County planned and implemented training and certification to deal with the insufficient number of qualified contractors in order to meet the deadline of January 2002 required by HUD. Alameda County Lead Poisoning Prevention Program has sponsored preparation courses and Supervisor exams. To date, eight contractors passed, applied to the Department of Health Services (DHS) and received certification. The Alameda County Lead Poisoning Prevention Program will look into sponsoring more training in the future to assist in increasing the number of qualified lead professionals.

Aside from the exam preparation courses and sponsored State exams given to contractors as an incentive to participate in lead safe housing issues, Alameda County actively recruits new contractors to be part of the overall program in housing rehabilitation. This is on-going work that Alameda County is undertaking to maintain a sufficient number of building contractors

participating in HCD's housing rehabilitation programs.

ANTI-POVERTY STRATEGY

Homeless Coordination

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

City Social Service Funding

In addition to the strategies outlined in this Strategic Plan, the City expects to allocate approximately \$468,175 a year from the general fund to nonprofit public service agencies or programs. The grants to the public service agencies are designed to foster the independence of service recipients and prevent the need for services in the future, while also providing support to those organizations that assist persons in crises and those who lack the basic necessities of life. All of the funded agencies provide services primarily to extremely low to moderate income clients.

City / Service Provider Partnerships

In June 1999, the City of Fremont officially opened the City of Fremont Family Resource Center (FRC). The FRC represents the City's commitment to the collaboration and improved services to the community. The FRC's mission is to promote strong and healthy families, in all of their diverse cultural and economic forms, through empowerment and problem prevention. To this end, the FRC co-locates over twenty-two different agencies with a host of integrated services under one roof. 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 2001 Survey of 15 FRC agencies found that 90% (16,971 of 18,787) of FRC clients served by those agencies were low income.

Housing Assistance

The City's Office of Housing and Redevelopment will continue to facilitate the Housing Scholarship Program. This program combines job training, supportive services and affordable housing to lower income families to help them transition from public assistance to self-sufficiency. Apartments are offered by private for-profit and nonprofit owners at below market rates for up to two years for participants who have children, and who have made a commitment to obtaining a full-time job upon completion of job training. In addition, a portion of the City's HOME program funds are used to provide rental subsidies to for fifteen (15) very low income adults emancipated, or aged out, of the foster care system within the last five years. Project Independence Program participants will receive ongoing weekly case management services to assist them in making a smooth transition into the community. The program will also provide assistance in locating appropriate housing, social services, job training, and educational opportunities. The program aims to assist former foster care adults in setting realistic goals, acting with self-determination and ultimately becoming independent citizens in the community. The City also supports applications by the Alameda County Housing Authority for additional Section 8 Certificates and Vouchers. These programs provide a tenant-based subsidy enabling extremely low and low-income families to pay no more than 30% of their incomes on housing costs. Continuation of these programs is a critical piece of the City's anti-poverty strategy because these households are able to spend less on housing costs and more on other necessities.

Volunteer Income Tax Assistance (VITA)

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.

Money Smart Program

The Fremont Family Resource Center offers Money Smart, a basic financial education program designed to help individuals improve their money management skills, understand savings, credit reports, borrowing and homeownership. The program helps participants to build financial knowledge, develop financial confidence and use banking services effectively.

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 17 agencies will receive Social Service Grant funding from the City in FY 2006. Over 12 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. Recent state takeaways negatively affect the Office of Housing and Redevelopment'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.

PUBLIC/PRIVATE COORDINATION

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 22 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.

PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES

There are no public housing units located in Fremont.

PART IV. MONITORING STANDARDS AND PROCEDURES

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

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

SUPPORT OF APPLICATIONS BY OTHER ENTITIES

**U.S Department of Housing and Urban Development
CPD Consolidated Plan System
Support of Applications by other Entities Report**

Funding Source	Support Applications by Other Entities?
A. Formula/Entitlement Programs	
ESG	Y
Public Housing Comprehensive Grant	Y
B. Competitive Programs	
HOPE 1	Y
HOPE 2	Y
HOPE 3	Y
ESG	Y
Supportive Housing	Y
HOPWA	Y
Safe Havens	Y
Rural Homeless Housing	Y
Sec. 202 Elderly	Y
Sec. 811 Handicapped	Y
Moderate Rehab SRO	Y
Rental Vouchers	Y
Rental Certificates	Y
Public Housing Certificates	Y
Public Housing Development	Y
Public Housing MROP	Y
Public Housing CIAP	Y
LIHTC	Y

FUNDING SOURCES

Entitlement Grant (includes reallocated funds)		
CDBG	\$1,718,204	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$1,718,204
Prior Years' Program Income NOT previously programmed or reported		
CDBG	\$134,987	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$134,987
Reprogrammed Prior Years' Funds		
CDBG	\$178,668	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$178,668
Total Estimated Program Income		
Housing Rehabilitation	\$150,000	
Total		\$150,000
Section 108 Loan Guarantee Fund		\$0
TOTAL FUNDING SOURCES		\$2,181,859
Other Funds		\$
Submitted Proposed Projects Totals		pending
Un -Submitted Proposed Projects Totals		pending