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Second Program Year Action Plan

SF 424

May ??, 2006	B-05-MC-06-0012	Type of Submission	
		Application	Pre-application
		<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
City of Hayward		CA61602 HAYWARD	
777 B Street		04-001-0175	
0		Municipal Government	
Hayward	California	Community and Economic Development	
94541	Country U.S.A.	Neighborhood and Economic Development	
Employer Identification Number (EIN):		Alameda	
94-6000346		7/1	
Applicant Type:		Specify Other Type if necessary:	
Local Government: City		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	
		City-wide and lower-income census tracts	
CDBG Grant \$1,766,614			
Locally Leveraged Funds \$1,153,466			
Anticipated Program Income \$530,000			
Total Funds Leveraged for CDBG-based Project(s) \$1,153,466			
Home Investment Partnerships Program		14.239 HOME	
Housing Opportunities for People with AIDS		14.241 HOPWA	

Emergency Shelter Grants Program		14.231 ESG	
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
13th	13th	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
Gail		Patton	
Neighborhood and Economic Development Manager	(510)583-4228	(510)583-3650	
gail.patton@hayward-ca.gov	http://www.hayward-ca.gov		
Signature of Authorized Representative			Date Signed
Jesús Armas, City Manager			May ??, 2006

Narrative Responses

GENERAL

EXECUTIVE SUMMARY

The City of Hayward (COH) addresses housing and community development needs through the implementation of a variety of programs and projects supported by federal, state, and local resources. The FY 2006-07 Action Plan presents the specific programs and projects that implement the goals and objectives of the City's FY 2005/06 – 2009/10 Consolidated Plan and is the City's application for Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is a comprehensive review of the City's housing and community development characteristics and needs, an inventory of resources available to meet those needs, a five-year strategy for the use of those resources, and a one-year Action Plan (updated annually) that presents the specific activities which implement the strategy. This Action Plan is for federal Program Year 2006 which covers the period of July 1, 2006 through June 30, 2007.

Federal resources through HUD available in FY 2006 – 2007 include the CDBG Entitlement Grant of \$1,766,614 and projected Program Income of \$530,000, totaling \$2,296,614. These funds will be used to support the following types of activities: neighborhood facilities and improvements, housing rehabilitation, public services related to housing and homeless needs, and economic development activities.

CDBG-funded activities are proposed to address the following priorities and objectives in FY 2006 – 2007. Adopted funding amounts are reflected in the Project Tables attached as Appendix 1.

Affordable Housing

Objective: Existing single-family housing stock occupied by lower-income households will be preserved by rehabilitating single-family owner-occupied homes and mobile homes.

- Housing Rehabilitation Loan Program / COH (\$575,000) – Eligible homeowners will receive low interest deferred loans to correct major health and safety deficiencies in at least 12 homes, including accessibility modifications, as needed.
- Minor Home Repair and Accessibility Program / COH (\$350,000) - Grants will be provided to low income senior and disabled homeowners to correct minor health and safety repairs, including accessibility modifications, in at least 60 homes, and/or accessibility improvements for disabled tenants.

Objective: The City of Hayward will fund services to reduce housing discrimination.

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- Housing Counseling Services / ECHO (\$78,000) – ECHO's housing counselors will investigate and intervene or mediate at least 48 fair housing complaints and conduct a fair housing audit to determine where future local efforts and strategies should be focused.

Homelessness

Objective: The City will work with interagency and interjurisdictional organizations to seek funds for homeless and support services, as well as to encourage healthcare, job training, and social services agencies, to include homeless people in their service clientele.

- Food Delivery to Homeless Shelters / Alameda County Food Bank (\$35,000) – Food will be provided by the Food Bank for the provision of healthy, nutrient-dense meals at six local homeless shelters.
- Roving Housing Resource Program / Eden I&R (\$35,000) – The Roving Housing Resource Specialist will assist at least 100 people (individuals and families) to obtain housing. Specialized services will include housing readiness activities as well as placement, and will be provided on-site at each of the participating local homeless shelters.
- Family Homeless Shelter / FESCO (\$24,000) -- This 24-bed family homeless shelter will provide shelter, case management, and other support services to homeless families.
- Domestic Violence Shelter / ESP (\$24,000) -- This 42-bed shelter provides confidentially-located shelter, counseling, case management, and other support services to female survivors of domestic violence and their children.
- Single Men's Shelter / Human Outreach Agency (\$35,000) – This 18-bed homeless shelter will provide safe, clean shelter and support services to at least 106 single homeless men.
- Male Parolees' Shelter & Transitional Housing / Seventh Step (\$5,000) – At least 40 individual male parolees will receive housing, case management, drug and alcohol recovery and other support services.
- Victims of Domestic Violence Transitional Housing / SAVE WINGS (\$42,770) – The WINGS transitional housing program will provide below-market-rate apartments and support services to survivors of domestic violence and their children.
- Single Women's Shelter / WOTW (\$14,500) – Approximately 20 women will receive shelter, drug and alcohol recovery and other support services.

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Objective: In cooperation with other localities, the City will provide funds to acquire and/or rehabilitate emergency shelters and transitional housing facilities as necessary, in order to maintain the safety and therapeutic capacity of those environments.

- Family Shelter Rehabilitation / FESCO (\$26,000) – This funding will correct uneven pavement (trip hazards) and assist with the installation of an ADA-approved wheelchair ramp at the FESCO family homeless shelter.
- Shelter Classroom Upgrade / WOTW (\$39,464) -- This project will upgrade the shelter's electrical system so that heating may be installed in the on-site classroom; in addition, grounded outlets (for computers funded by another source), and carpeting will be installed.
- Energy Efficient Window Project / Seventh Step (\$15,000) -- Approximately 20 single-paned windows will be replaced with energy-efficient double-paned windows at this transitional housing program for 24 adult male parolees.

Objective: The City will continue to fund activities that assist currently housed people and families who are at-risk for homelessness.

- Housing Counseling and Support Services / ECHO Housing (\$78,000) – Consultation and workshops on the topics of tenant/landlord rights and responsibilities will be provided quarterly and as requested; at least 475 tenant/landlord disputes will be mediated; and at least 1 person will be assisted with a loan guarantee to maintain or obtain housing.
- Legal/Support Services to Domestic Violence Victims / FVLC (\$58,727) – At least 146 victims of domestic violence will be assisted with legal representation, and with the preparation of restraining and "kick-out" orders to secure the victims' safety and prevent homelessness. Emergency motel vouchers will be provided when necessary to secure victims' safety.
- Hayward Community Gardens / HCG (\$15,000) – The Hayward Community Gardens provides opportunities for low-income local residents to supplement their grocery budgets by raising their own vegetables. FY 06-07 funding will help to improve the safety and security of the Gardens by repairing and/or replacing fencing and gates, completing repairs and upgrades to its central composting facility, and by improving the signage throughout the facility.
- Centralized Kitchen Project / Spectrum Community Services (\$41,800) -- This project will evaluate the need for a centrally-located kitchen where hot meals will be prepared for delivery to seniors at their homes, and at congregate meal sites.

Objective: Continue participation in the Alameda County Continuum of Care Council and fund City assessment from CDBG administration.

Community and Economic Development

Objective: The City will support the acquisition, construction and/or rehabilitation of well-designed neighborhood facility projects that meet the community's needs. Facilities providing child care and other youth services will receive priority.

- Matt Jimenez Community Center (former Boys & Girls Club) / City (\$133,330) – This funding would make the third year payments to acquire this facility.
- Kitchen Upgrade / Salvation Army (\$50,000) -- The Salvation Army provides meals to low-income Hayward residents, including a large number of senior citizens, and provides sacks of groceries and USDA commodities to hundreds of lower-income families each year. This project will update the kitchen where meals are prepared.
- Accessibility Improvements / Family Resource Center (located at the Westminster Hills Presbyterian Church) (\$75,000) – This project will grade, pave, and re-stripe the parking lot to correct trip hazards, widen doorways, and make modifications to a ground-level bathroom to improve accessibility for people with disabilities to a variety of social services. Six local non-profit agencies share offices at this location, and all provide basic social services to residents of the surrounding low-income neighborhood.

Objective: The City may allocate 15% of its CDBG funds to public services and limits CDBG-funded public services to housing-related needs; see the Housing and/or Homeless section for these services.

Objective: The City will utilize up to \$889,973 in Alameda County Measure B Sales Tax revenue to address the special transportation needs of seniors and persons with disabilities who are unable to use other modes of public or private transportation.

Objective: Continue to provide small business loans through the City's Revolving Loan Program (projected program income \$110,000) to at least 3 businesses.

Objective: Increase the number of permanent jobs available to lower income Hayward residents by increasing business attraction, retention and expansion activities.

- Micro-enterprise Assistance / Community Child Care Coordinating Council (\$50,000) -- Affordable, reliable child care has been identified as an unmet need among Hayward's low-income families. This project addresses that need while developing jobs for low-income people, by providing workshops and licensing-readiness activities for providers of small family home child care. Each newly-licensed provider creates one or two jobs, and the capacity for up to 8 infants, toddler, and preschool-aged children.

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Non-Homeless Special Needs

Objective: The City will participate with other jurisdictions to jointly fund service-enriched special needs projects that serve Hayward residents.

Through the Alameda County HOME Consortium, the City will receive approximately \$604,600 in HOME funds for new construction of affordable housing and \$32,184 in American Dream Downpayment Initiative (ADDI) to be used to assist low income first-time homebuyers with down payments, closing costs and post-purchase rehabilitation.

The City leverages a variety of State and local resources to address housing and community development needs. In addition, the City will commit \$400,000 from its General Fund to the Social Services Program for a wide range of non-housing related human services. The list of Social Services activities funded for FY 2006 – 2007 is attached as Attachment 1.

RESOURCES

The City utilizes federal, state, local, and non-governmental resources to address housing and community development needs. The following is a brief summary of resources that will be available to the City during FY 2006-07:

Federal

Community Development Block Grant (CDBG): An Entitlement Grant of \$1,766,614 and projected Program Income of \$530,000 totaling \$2,296,614.

HOME Investment Partnerships Program (HOME): At least \$548,326, and \$32,119 in American Dream Downpayment Initiative funds.

HUD Section 8 Housing Choice Vouchers: Approximately 2,086 rental assistance vouchers in Hayward.

State

Mortgage Revenue Bonds: The City of Hayward may apply to the California Debt Limit Allocation Committee (CDLAC) for an allocation of tax-exempt multifamily mortgage bonds to provide financing to developers of qualified rental developments.

Low Income Housing Tax Credits: Affordable housing developers can apply to the State for an allocation of tax credits to finance low-income rental housing developments. The tax credits are syndicated to raise funds for development costs.

County

Housing Authority of Alameda County: The Housing Authority administers several housing programs that assist low and moderate-income households and those with special needs. These programs include the tenant-based Housing Choice Voucher Program and the project-based Section 8 program.

Alameda County Transportation Improvement Authority (ACTIA): \$889,973 for paratransit services.

Local

City of Hayward General Fund: \$400,000 for grants to nonprofit social services agencies.

City of Hayward Redevelopment Agency - Low and Moderate Income Housing Fund: Tax increment set aside funds from redevelopment project areas are anticipated to generate approximately \$1.55 million in FY 2006-07.

For the purposes of this Action Plan, only programs and projects receiving an allocation of CDBG funds will be identified.

BASIS FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY

Most CDBG-funded activities are located within the municipal boundaries of the City of Hayward and are intended to serve a specific low and moderate income clientele regardless of where they reside within the City. Facilities funded with CDBG funds may serve a specific low and moderate income neighborhood, known as a “CDBG Target Area”. Target Areas are shown on Attachment 2. From time to time an agency or facility that is located outside of City boundaries and serves Hayward residents may receive funding.

For some programs using CDBG funds, such as residential or business rehabilitation, the exact location of the activity is not determined when funding the program as a whole. 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.

The City administers the following residential rehabilitation programs throughout the City:

- The Housing Rehabilitation Loan Program (HRLP) (\$35,000 maximum is loaned to conventional homes; \$25,000 maximum to mobile homes): The HRLP provides deferred low-interest loans to lower-income homeowners to correct major health and safety deficiencies. Accessibility renovations are also provided to lower-income homeowners through this program.

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- The Minor Home Repair and Accessibility Program (\$5,000 grant maximum): The MHR Program provides grants to lower income senior and disabled homeowners to fund minor health and safety repairs including accessibility items. Grants are also available to rental property owners to provide accessibility improvements for the benefit of lower-income tenants, with an agreement to continue to make the assisted unit available to disabled tenants for at least 5 years.

The incomes of HRLP and MHR clients served must not exceed 80% of the Area Median Income (AMI), as determined by HUD. For these programs, income, property location within the boundaries of the City of Hayward, and the type and extent of rehabilitation work are reviewed to determine the applicant's eligibility, and the type of financing to be provided.

The City also administers the Small Business Revolving Loan Fund Program (RLF): The RLF Program provides financing and staff assistance to small businesses throughout the City in order to facilitate access to, and leverage with, private sector funds. The program was designed to promote neighborhood economic revitalization, business expansion and retention, and employment opportunities for Hayward residents. Currently, the Small Business Revolving Loan Program offers loans to small businesses for facade improvements, working capital, equipment purchase, and acquisition and rehabilitation of commercial and industrial property. These loans are in the form of "gap financing" to stimulate business development and expansion. Businesses are required to obtain commercial bank financing wherever possible, with the City providing the minimum amount necessary to make the project work.

MANAGING THE PROCESS/CITIZEN PARTICIPATION

The City of Hayward Department of Community and Economic Development (CED) is the lead agency for the preparation, implementation and evaluation of the Consolidated and Action Plans and related reports and processes. CED coordinates housing and community development activities including current and advance planning, building plan check and inspection services, community preservation, economic development, affordable housing, the CDBG program, and redevelopment. In addition, CED actively coordinates with Public Works, Fire and Police. The City also works with many county agencies to coordinate the delivery of needed services to the community. A description of the various partner agencies that work with the City is provided under the heading "Institutional Structure" in this document.

The City augments all of its efforts to assist lower-income residents by supporting a variety of non-profit public service organizations with grants from the City's General Fund (\$400,000 in Social Services funds) as well as from CDBG funds. The allocation of both CDBG and Social Services funding follows a formalized process that includes input from City staff, citizen advisory commissions and public comment. The application process provides extensive information and technical assistance to help prospective applicants. Both CDBG and Social Services funds are allocated on an annual basis

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through a process that complies with HUD citizen-participation requirements and includes public hearings. The City also has a formal Citizen Participation Plan; this Plan is available upon request by contacting the City at (510) 583-4250.

The Action Plan development process begins in the Fall with a notice, published in local newspapers and distributed to a list of over 300 potential applicants, regarding the availability of CDBG funding. Proposals are submitted by eligible nonprofit organizations. The City's Request for Proposals (RFP) for CDBG funds is distributed at a Funding Forum, and is available to any interested party thereafter. This is followed by a Technical Assistance (TA) Workshop at which eligible activities are discussed and project-specific questions are answered. The TA Workshop also provides an opportunity for those submitting applications to obtain feedback about their projects, federal regulations pertaining to construction and other types of projects, and more detailed information about what is required by the RFP. The names and telephone numbers of City staff are also distributed so that questions about CDBG regulations and the City's funding process can be answered at a later time.

Submitted proposals are reviewed separately by City staff and the Hayward Citizens Advisory Commission (CAC). A subcommittee of the CAC, the Applications Review Committee (ARC), and staff then interview each applicant and develop recommendations for the CAC to consider. At the next meeting of the full Commission, the CAC considers and revises or approves the ARC recommendations, thereby establishing its Preliminary Funding Recommendations. All applicants are then informed of the CAC's and staff's Preliminary Funding Recommendations which may or may not be in agreement. Applicants can appeal either or both recommendations if they feel that the rationale for either is faulty.

Appeals are heard by the CAC and staff, and are considered prior to Final Funding Recommendations. These are presented to the City Council at its Work Session, which is a public meeting which all interested parties are encouraged to attend. One week later, a formal Public Hearing is conducted by the City Council. The CAC, staff, applicants, and members of the public all have an opportunity to speak to the CDBG funding recommendations at the Work Session and Public Hearing. The City Council determines which applicants will be granted funding and also approves the City's Action Plan. In addition to the process described above the City of Hayward, as a member of the Alameda County HOME Consortium, also participates in the Consortium's citizen participation process.

On Tuesday, March 21, 2006, English and Spanish notices appeared in *The Daily Review* publicizing the April 18, 2006 public hearing before the City Council and inviting comments through the March 21 - April 18 period. (This section reserved for comments received in response to the public notices:

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The Council Work Session, held on April 11, 2006, was attended by # people. (This section reserved for comments regarding the comments made by those in attendance.

At the April 18, 2006 CDBG Public Hearing # speakers addressed City Council. (This section reserved for comments made by speakers...

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INSTITUTIONAL STRUCTURE

The City of Hayward will implement housing and community development programs within a structure that includes various public and private agencies and organizations. The following provides a brief summary of the institutional structure.

Federal Agencies

U.S. Department of Housing and Urban Development (HUD) - HUD was established in 1965 by the Department of Housing and Urban Development Act. It is the Federal agency responsible for national policy and programs that address housing needs, improve and develop communities, and enforce fair housing laws. The City works with HUD through its participation in the Community Development Block Grant and HOME Investment Partnership programs.

State Agencies

State of California Department of Housing and Community Development (HCD) - HCD is the State agency that establishes the requirements for general plan housing elements. State law mandates that each jurisdiction in California prepare an element of their general plan that identifies local housing issues, determines housing needs, and establishes a housing strategy that addressed those needs in a manner that is consistent with adopted goals and policies. HCD provides oversight, technical assistance for housing element-related issues. HCD also reviews and certifies the City's Housing Element. The City works with the State HCD during the preparation and approval of the Housing Element.

California Housing Finance Agency (CalHFA) - This State agency provides financing for affordable housing through its ability to issue mortgage-revenue bonds. Proceeds from the sale of these bonds are used for the construction or rehabilitation of rental and owner-occupied affordable housing programs and projects.

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California State Treasurer's Office - The Treasurer's Office plays a central administrative role to numerous State Boards, Authorities and Commissions. Many of these agencies are authorized to issue debt for specific purposes as permitted by law. These agencies may also advise California municipalities on debt issuance and oversee the State's various investment operations.

Regional Agencies

Association of Bay Area Governments (ABAG) - ABAG is a regional planning agency that studies land use, housing, environmental quality, and economic development on a regional scale. ABAG was established in 1961 and its membership includes nine counties and more than 100 cities. As an association of cities and counties, ABAG has been designated by the state and federal governments as the official comprehensive planning agency for the Bay Area. Its locally adopted Regional Plan provides a policy guide for planning the region's housing, economic development, environmental quality, transportation, recreation, and health and safety.

County Agencies

Alameda County Housing and Community Development (HCD) Program: The County HCD is the lead agency for the Alameda County HOME Consortium and other County-sponsored housing and community development programs. HCD administers several programs including the Shelter Plus Care, Housing Opportunities for Persons with AIDS (HOPWA) and the Mortgage Credit Certificate programs. HCD also staff the Alameda County HOME Consortium Technical Advisory Committee (HOME TAC), which is comprised of representatives from each of the jurisdictions participating in the Consortium. The HOME TAC provides policy direction regarding the use of HOME funds and advises the County HCD staff on the preparation of the Consortium-wide Consolidated Plan and performance reports.

Housing Authority of Alameda County: The Housing Authority administers several housing programs that assist low and moderate-income households and those with special needs. These programs include the tenant-based Housing Choice Voucher Program and the project-based Section 8 program.

Alameda County Transportation Improvement Authority (ACTIA): ACTIA administers and monitors the allocation of County funds generated through the Measure B ½ cent sales tax for transportation related projects throughout the County.

The City of Hayward also coordinates the support and delivery of services with several other County agencies including: the Alameda County Social Services Agency, the Alameda County Department of Public Health, the Alameda County Workforce Investment Board, and the Alameda County Office of Education.

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Local Agencies

City of Hayward Department of Community and Economic Development (CED):

CED is comprised of current and long-range planning, building inspection, redevelopment and community development. The Neighborhood and Economic Development Division (NED) is responsible for planning and implementing the City's housing and economic development programs as well as preparing the City's housing policy documents including the Housing Element, Redevelopment Project Implementation Plan (housing component), and the Consolidated Plan. NED staff also administers the Community Development Block Grant, Social Services and Paratransit Programs, the Small Business Revolving Loan Fund, Housing Conservation Programs, HOME and Mortgage Revenue Bond Programs, as well as the Redevelopment Agency's Low and Moderate Income Housing Fund.

City of Hayward Police Department:

The Youth and Family Services Bureau (YFSB) is comprised of counselors and police officers who provide a combined mental health team approach to crisis intervention, crime prevention, juvenile diversion, family counseling, child abuse investigations and school programs. YFSB manages juvenile diversion programs for high risk youth status offenders, drug users and those charged with petty theft, as well as a program for runaway juveniles. YFSB also assists in the investigation of elder abuse and crimes against children and provides educational programs for families regarding individual rights and legal responsibilities. The Drug Abuse Resistance Education (D.A.R.E.) is also managed by YFSB. Many aspects of YFSB's activities are conducted as a coordinated effort in conjunction with HUSD, Alameda County Probation Department, Alameda County Department of Social Services and community-based agencies.

Hayward Unified School District (HUSD): HUSD is responsible for the administration and implementation of public education services to Hayward children who are in elementary, middle and high school, including special education services for children with disabilities.

Hayward Area Recreation and Park District (HARD): The Hayward Area Recreation & Park District is an independent special use district providing park and recreation services for over 250,000 residents living within a 64 square-mile area which includes the City of Hayward, Castro Valley, San Lorenzo and the unincorporated Ashland, Cherryland and Fairview districts. The Park District, known locally as "H.A.R.D.", administers and maintains many facilities and parks, and offers educational and recreational classes and programs.

Nonprofit Agencies

Many nonprofit (or community-based) agencies provide critical services to Hayward residents. Many community and faith-based organizations have historically assisted the City by operating programs that address housing and community development needs including expanding the supply of affordable housing, providing emergency housing

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and/or transitional housing and meeting special (homeless and non-homeless) housing needs. Since City funding for nonprofit agencies is limited and the allocation process is competitive, some agencies may not necessarily receive financial support from the City during the duration of this Plan; nonetheless, the City provides technical assistance to, and coordinates efforts with, these agencies whether or not City funding is provided to them.

Public/Private Coordination

The City of Hayward works closely with many private nonprofit organizations on housing and community development activities. The City's CDBG and Social Services funding processes promote collaboration and coordination between these organizations in the delivery of housing and public services in order to reduce duplication of effort and to maximize the use of public funding resources. In addition to providing financial support, the City plans to continue its work with these agencies, as well as with the primary health care institutions that serve Hayward residents (including, Hayward Kaiser Permanente, St. Rose Hospital and Eden Medical Center) on the delivery of, and access to, health care services.

Public Housing Improvements and Resident Initiatives

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

MONITORING

The City will monitor progress on activities carried out in the Action Plan to ensure compliance with program requirements. The overall process begins with the development of needs, the funding proposal evaluation and allocation process and the annual Action Plan. Through Agreements with subgrantees and Memorandum of Understandings (MOU's) with other public agencies, the City sets the stage by incorporating goal requirements and reporting procedures, timelines and budgets against which performance is measured. Additional Monitoring Standards and Procedures are outlined in the Alameda County HOME Consortium-Wide Consolidated Plan.

LEAD-BASED PAINT

According to the Alameda County Lead Abatement Program, Hayward has approximately 34,700 pre-1978 housing units. These units may contain lead-based paint. In accordance with the HUD/EPA regulations, City rehabilitation staff have received certification as Lead Supervisors. City staff will implement the lead regulations affecting property rehabilitation with CDBG funds. The Minor Home Repair Program has been revised to implement the requirements for projects with hard costs of under \$5,000. The Housing Rehabilitation Loan Program incorporates the regulations for construction projects over \$25,000 as appropriate.

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HOUSING

SPECIFIC HOUSING OBJECTIVES

Priority: Increase the availability of affordable rental housing for extremely low income, low income, and moderate income households.

There were no applications for funding submitted to the City that were in support of this priority.

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

Objective: Preserve existing single-family housing stock occupied by lower-income households by rehabilitating single-family owner-occupied homes and mobile homes.

Applicant	Project	Recommended Allocation		Performance Measures
		Staff	CAC	
City of Hayward	Housing Rehabilitation Loan Program	\$575,000	\$575,000	Reduction of derelict properties and other blighting influences as a result of code enforcement, acquisition, demolition or rehabilitation. Rehabilitate a minimum of 12 single family homes.
City of Hayward	Minor Home Repair Program	\$300,000	\$300,000	Number and/or percentage of housing units assisted that have eliminated at least one significant health and safety deficiency as a result of housing rehabilitation, defined by local codes. Provide minor rehabilitation to a minimum of 51 single family homes.

Priority: Assist low and moderate income first time homebuyers.

There were no applications for funding submitted in support of this priority.

Priority: Reduce housing discrimination.

Objective: The City of Hayward will fund services to reduce housing discrimination.

Applicant	Project	Recommended Allocation		Performance Measure
		Staff	CAC	
Eden Council for Hope and	Fair Housing/Landlord Tenant	\$78,000	\$78,000	<i>Fair Housing (FH):</i> - Conduct at least one FH housing

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Opportunity	Counseling/ Rental Assistance			<p>discrimination audit in Hayward during 2006-07 and submit findings to City;</p> <p>- Investigate a minimum of 48 housing discrimination complaints and provide appropriate intervention by June 30, 2006.</p>
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NEEDS OF PUBLIC HOUSING

There are no public housing units managed by the City of Hayward.

BARRIERS TO AFFORDABLE HOUSING

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

- **Cost of Land and Development Fees:** Hayward’s development fees are in the middle to lower-middle range when compared with other cities in Alameda County and are not an impediment to the development of affordable housing. Land prices have increased in Hayward during the last several years. However, these prices are lower than land costs in cities to the east and south and comparable to cities to the north and are not an impediment to the development of affordable housing.
- **The Permit Process:** The City of Hayward continues to streamline the development approval process. The time to process permits has been reduced by at least 40% for most major permit types. In addition, the City purchased and utilizes a computer-based development process tracking system that makes information available to customers on the Internet. The City offers pre-application and code assistance meetings to respond to developer questions about the permit process prior to application submittal. By answering these questions early in the development process, development applications are processed quicker and with fewer requests from the City for revisions. The permit process is not a barrier to the development of affordable housing.
- **Design Standards:** The City requires that all new and rehabilitated housing developments, whether market-rate or affordable, meet design standards and have an appropriate number of parking spaces. These design standards also seek to ensure the health and safety of the developments occupants. These standards are not a barrier to the development of affordable housing. In actuality, requiring affordable housing developments to meet the design

standards helps community acceptance of these projects since they often appear the same, if not better, than many market-rate developments.

HOME/AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)

The City of Hayward will provide American Dream Down Payment Initiative (ADDI) assistance to eligible first-time homebuyers. ADDI participant household income must not exceed 80% of the Area Median Income. ADDI assistance will be in the form of a deferred-payment loan up to \$10,000 to assist with down payment, closing costs and post-purchase rehabilitation. Properties purchased using ADDI assistance must be located within the City of Hayward and must have a sales price not exceeding \$330,000. Loan payments will be deferred until the property is sold, there is a change in occupancy, or the borrower refinances their first mortgage for “cash out.” Refinancing for a lower interest rate will not trigger loan repayment. The ADDI assistance may be used in conjunction with the City of Hayward First-Time Homebuyer Assistance Program.

HOMELESS

SPECIFIC HOMELESS PREVENTION ELEMENTS

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

The needs analysis for this objective shows that homelessness continues to affect many very low-income families and individuals throughout Alameda County. The following objectives address the regional nature of homelessness by helping to maintain the quality of current shelters and through strategic cooperation with other jurisdictions. These objectives also describe the City’s continuing support of programs and facilities that provide both emergency and transitional housing for homeless families.

Objective 1: The City will work with interagency and interjurisdictional organizations to seek funds for homeless and support services, as well as, to encourage healthcare, job training, and social services agencies, to include homeless people in their service clientele.

Applicant	Project	Recommended Allocation		Performance Measure
		Staff	CAC	
Alameda County Foodbank	Delivery of staple food items to homeless shelters in Hayward.	\$35,000	\$35,000	Decrease the number of chronically homeless individuals in the community, by not less than 50%, by FY 08. A minimum of 1,000 homeless individuals will have access to nutritious, well balanced meals during FY 06-07.

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Applicant	Project	Recommended Allocation		Performance Measure
		Staff	CAC	
Eden Information and Referral	Roving Housing Resource Program for homeless shelter clients.	\$35,000	\$35,000	Decrease the number of chronically homeless individuals in the community, by not less than 50%, by FY 08. A minimum of 100 individuals will be provided assistance to obtain housing by June 30, 2006.
Hayward Community Gardens	Funding will pay for the Garden's utilities.	\$15,000	\$15,000	Decrease the number of chronically homeless individuals in the community, by not less than 50%, by FY 08. A minimum of 85 low-income Hayward residents will be able to supplement their grocery budgets year-around by growing their own produce.

Applicant	Project	Recommended Allocation		Performance Measure
		Staff	CAC	
Human Outreach Agency	Funding for the shelter's late night and weekend staffing.	\$35,000	\$35,000	Decrease the number of chronically homeless individuals in the community, by not less than 50%, by FY 08. A minimum of 106 homeless individuals will be served during FY 06-07.
Seventh Step Foundation	In-shelter and transitional housing for adult male parolees.	\$5,000	\$5,000	Decrease the number of chronically homeless individuals in the community, by not less than 50%, by FY 08. A minimum of 40 individuals will be housed and provided support services during FY 06-07.
Shelter Against Violent Environments	Funding for late night and weekend staffing.	\$42,770	\$42,770	Decrease the number of chronically homeless individuals in the community, by not less than 50%, by FY 08. A minimum of 27 individuals will be provided transitional housing and support services in 06-07.
Women on the Way	Funding to pay for the program's utilities and operating costs.	\$14,500	\$14,500	Decrease the number of chronically homeless individuals in the community, by not less than 50%, by FY 08. A minimum of 20 homeless women in recovery will be housed and provided treatment and support services by June 30, 2007.

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Objective 2: In cooperation with other localities, the City will provide funds to acquire and/or rehabilitate emergency shelters and transitional housing facilities as the need to do so arises, in order to maintain the safety and therapeutic capacity of those environments.

Applicant	Project	Recommended Allocation		Performance Measure
		Staff	CAC	
Family Emergency Shelter Coalition (FESCO)	Repair broken and uneven concrete driveways and walkways, repair wheelchair ramp.	\$26,000	\$26,000	Acquisition, construction or rehabilitation of neighborhood facilities.

Priority 2: Maintain and expand activities designed to prevent those who are currently housed from becoming homeless.

The needs analysis for this objective shows that the high cost of housing in the Bay Area contributes to homelessness. The following objectives address this issue by helping very low-income households that have housing maintain their tenancy through a professional counseling and specific financial support.

Objective: The City will continue to fund activities that assist currently housed people and families who are at-risk for homelessness.

Applicant	Project	Recommended Allocation		Performance Measure
		Staff	CAC	
Eden Council for Hope and Opportunity	Fair Housing/ Landlord Tenant Counseling, and Rental Assistance Program services.	\$78,000	\$78,000	<i>Landlord/Tenant Counseling:</i> A minimum of 476 low income Hayward households will benefit from counseling, mediation and related services.
Family Violence Law Center	Legal and support services to victims of domestic violence.	\$58,727	\$58,727	A minimum of 164 individuals who are victims of domestic violence will receive legal and/or counseling and support services designed to secure their safety and prevent homelessness.

Priority 3: Build on interjurisdictional cooperation and further coordination and improvement of the homeless “Continuum of Care” system.

The needs analysis for this priority shows that cooperation with other Alameda County jurisdictions helps leverage the limited resources available for homeless services. The

following objective continues the City's participation in the Alameda County Continuum of Care Council.

Objective: Continue participation in the Alameda County Continuum of Care Council and fund City assessment from CDBG Administration.

Implementation of the Countywide Homeless Continuum of Care Plan

The Continuum of Care Council continues to be guided by the *Countywide Homeless Continuum of Care Plan*, completed in 1997. The Plan identified gaps in the service delivery system and is intended to link homeless policies and plans in each of the three HOME jurisdictions in Alameda County: Berkeley, Oakland and the Alameda County HOME Consortium. A comprehensive, year-long community wide process of identifying and prioritizing continuum-wide goals and outcomes culminated in the creation of a Continuum of Care Full Council Workplan in March 2001 and updated in December 2004. This Workplan has guided the activities of all the Continuum of Care Council's committees and has led to the creation of Consumer Rights Standards, assessment and implementation of Health, Safety, and Accessibility Standards for shelters, and advocacy for retaining and expanding critical support services and housing.

The following programs administered by Alameda County Housing and Community Development Department (HCD) serve regional homeless and special needs populations in the Alameda County HOME Consortium jurisdictions including the Urban County. Discussion of these programs can be found in the Urban County chapter of the Action Plan.

- Housing Opportunities for People With AIDS (HOPWA)
- McKinney/Vento Homeless Assistance: Shelter Plus Care
- McKinney/Vento Homeless Assistance: Transitional and Permanent Housing
- Economic Development Initiative

EMERGENCY SHELTER GRANTS (ESG)

Not applicable to City of Hayward.

COMMUNITY DEVELOPMENT

SPECIFIC COMMUNITY DEVELOPMENT ELEMENTS

There are three priorities that address community and economic development needs.

Priority 1: Neighborhood Facilities and Improvements

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Objective: The City will support the acquisition, construction and/or rehabilitation of well-designed neighborhood facility projects that meet the community’s needs. Facilities providing child care and other youth services will receive priority. (Projects improving facilities that serve homeless persons appear in that section.)

Applicant	Project	Recommended Allocation		Performance Measure
		Staff	CAC	
City of Hayward	Acquisition of the Matt Jimenez Community Center (former Boys and Girls Club)	\$133,330	\$133,330	Acquisition, construction or rehabilitation of neighborhood facilities.
Salvation Army	Kitchen upgrade	\$50,000	\$50,000	Acquisition, construction or rehabilitation of neighborhood facilities.
Family Resource Ctr (Westminster Church)	ADA accessibility improvements	\$75,000	\$75,000	Acquisition, construction or rehabilitation of neighborhood facilities.
Spectrum Community Services	Feasibility study for centralized kitchen for meal delivery to seniors	\$41,800	\$41,800	Acquisition, construction or rehabilitation of neighborhood facilities.
Hayward Community Gardens	Construction of patio area with protective awning to create outdoor meeting space for gardeners.	\$15,000	\$15,000	Acquisition, construction or rehabilitation of neighborhood facilities.
Seventh Step Foundation	Energy efficient window installation (retrofit)	\$15,000	\$15,000	Acquisition, construction or rehabilitation of neighborhood facilities.

Priority 2: Public Services

Objective 1: The City may allocate up to 15% of its CDBG funds to public services and limits CDBG-funded public services to housing-related needs; see the Housing and/or Homeless section for these services.

Objective 2: Address the special transportation needs of seniors and persons with disabilities who are unable to use other modes of public, or private, transportation. The City will utilize available Measure B Paratransit funds (\$803,466) to provide special transportation services to Hayward seniors and persons with disabilities.

The City also anticipates continued support of non-housing related services through its Social Services Program by allocating General Fund monies. Activities funded through

the Social Services Program illustrate the City’s commitment to a wide range of human services and appears as Attachment 1.

Priority 3: Economic Development

Objective 1: Continue to provide small business loans through the City's Revolving Loan Program.

Objective 2: Provide neighborhood economic development revitalization services.

Objective 3: Increase the number of permanent jobs available to lower income Hayward residents by increasing business attraction, retention and expansion activities.

Applicant	Project	Recommended Allocation		Performance Measure
		Staff	CAC	
Community Child Care Coordinating Council (4 C’s)	Funding to provide training, technical assistance and incentives to low-income, unlicensed, Spanish-speaking childcare providers in Hayward.	\$50,000	\$50,000	A minimum of 15 micro-enterprises will be assisted by June 30, 2007.

ANTIPOVERTY STRATEGY

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

- Hayward Area Park and Recreation District (HARD) and Hayward Unified School District (HUSD) - Youth Enrichment Program (YEP)
- South Hayward Neighborhood Collaborative: Some of the current programs offered through the Collaborative include: The Institute for Success, The Employment Journey, The Family Resource Center, Respite Child Care, Health Start, Economic and Community Development Committee.
- Hayward Coalition for Youth
- Senior Services Coalition of Alameda County
- Alameda County Service-Learning Partnership
- ACCESS One Stop Career Center

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- Economic Development Alliance for Business (EDAB)
- Alameda County Continuum of Care
- Alameda County Workforce Investment Board (WIB)
- Alameda County Transportation Improvement Authority (ACTIA)

NON-HOMELESS SPECIAL NEEDS HOUSING

NON-HOMELESS SPECIAL NEEDS

There is one priority that addresses supportive housing needs.

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

The needs analysis for this objective shows that providing services for those with special needs may prevent these individuals from becoming homeless. The following objective demonstrates the City’s continuing support for regional projects that serve those with special needs.

Objective: The City will participate with other jurisdictions to jointly fund service-enriched special needs projects that serve Hayward residents.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS/SPECIFIC HOPWA OBJECTIVES

Please refer to the Alameda County Consolidated Plan for a discussion of these issues.

Other Narrative

Attachments:

1. “Social Services” Funding Summary
2. CDBG Target Areas Map

Appendices:

1. CDBG Project Tables
2. Certifications

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Attachment 1

“Social Services” Funding Summary

Attachment 2

CDBG Target Areas Map

Appendix 1

CDBG Project Tables

Appendix 2

Certifications