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## **Introduction**

Each year, the City of Hayward receives funding for housing and community development activities from the federal government through the US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership programs. These programs require that the City of Hayward develop a Citizen Participation Plan (CPP) that provides community members with an opportunity to participate in planning and assessing the CDBG and HOME programs. The City of Hayward's CPP invites all City residents to participate including low and moderate-income persons, persons living in blighted areas, members of minority groups, members of non-English speaking groups, residents of areas where a significant amount of federally-funded activity is proposed or ongoing, senior citizens, people with disabilities, the business community, and civic groups interested in the CDBG and HOME programs.

### ***Citizen Participation Goals***

The goals of the City of Hayward's citizen participation process are:

- To provide residents with information about the range of activities that may be undertaken through its Block Grant program, the kinds of activities previously funded in the community, the level of funding available to carry out these activities, and an estimate of the amount of funds that will benefit low- and moderate- income persons;
- To ensure and retain the involvement and/or representation of low- and moderate- income residents who are most likely to be affected by the Community Development Block Grant Program;
- To provide residents with opportunities to articulate needs, express preferences about proposed activities, assist in the selection of priorities, and the development of the plans, applications and reports;
- To provide residents with the opportunity to submit comments and make suggestions to improve the City's community development performance.

### ***Overview of the Citizen Participation Plan***

This plan helps residents understand and participate in the development of the CDBG and HOME programs. Using this plan a resident can determine what planning, administration or reporting activities are occurring throughout the year. This plan describes HUD- funded programs in Hayward and citizen participation opportunities related to: the CDBG Program, the HOME Program, Annual Performance Reports, other citizen participation issues, and managing the Citizen Participation Plan. For more information please call the City of Hayward Department of Community and Economic Development at (510) 583- 4250.

## Federal Programs in Hayward

The following program descriptions explain the type and scope of the City's HUD-funded housing and community development programs.

**Community Development Block Grant (CDBG)** - This program provides a flexible source of funding for non-profit agencies to carry out programs and projects ranging from acquiring or repairing buildings or housing, to public service activities. CDBG-funded activities must address at least one of the following federally-defined national objectives:

- Directly benefit lower-income persons;
- Be conducted in an area where more than 51 percent of the population is lower income; or
- Eliminate slum and blighting conditions.

CDBG programs and projects may address urban blight by making physical improvements in predominantly low-income neighborhoods, or by providing direct services to low-income families and persons. Definitions of low and moderate-income are provided later in this Plan.

The following areas of community need may be addressed by CDBG-funded activities:

- **Ownership Housing** - Programs and projects to increase the percentage of homeowners including new housing development that is affordable to lower-income households. Eligible activities include the purchase and improvement of land to build homeowner units, rentals, and condominiums; the development of housing for the disabled and elderly; and the development of emergency housing.
- **Housing Rehabilitation** - The conservation and improvement of dwellings occupied by lower-income households. These activities include rehabilitation and minor home repairs.
- **Neighborhood Facilities and Improvements** - Acquisition, construction, reconstruction, rehabilitation or installation of eligible public facilities and improvements. Projects may include senior centers, centers for people with disabilities, curb ramps, removal of architectural barriers, parks, community gardens, playgrounds, and recreational facilities.
- **Public Services** - Fair housing, housing counseling services, the investigation of housing discrimination complaints, housing placement assistance to lower-income households and other housing-related social services. No more than 15 percent of each annual CDBG award is permitted to be allocated each year to Public Services projects.
- **Economic Development** - Acquisition of real property, construction or rehabilitation of commercial or industrial facilities, and assistance to nonprofit organizations and small businesses.
- **Commercial Rehabilitation** - Activities include facade improvements, emergency health and safety repairs, and ADA / disabled accessibility repairs when caused by facade improvements for commercial properties in the downtown redevelopment area.

**HOME Investment Partnership** - The City of Hayward receives funding from the HOME Investment Partnership through its participation in the Alameda County HOME Consortium. HOME funds may be used to acquire, rehabilitate, finance and construct affordable housing. The Alameda County Department of Housing and Community Development is responsible for preparing plans and reports required by HOME program regulations. This Citizen Participation Plan will only provide a brief description of the citizen participation requirements for the HOME program. For more information regarding the HOME program, please contact the Alameda County Department of Housing and Community Development at (510) 670-5398.

## **The CDBG Program**

### ***Introduction***

The CDBG program operates on an annual basis, and the City of Hayward uses its CDBG allocation each year to fund a variety of housing and community development activities. Typically, programs and projects are implemented during a twelve month "program year." The program year coincides with the City's fiscal year that begins July 1 and ends June 30 of the following calendar year.

Federal regulations require the City of Hayward to begin to prepare for the upcoming year in the Fall of the *preceding* year. The City begins preparations each Fall for the allocation of funds that will be used during the program year that begins the following July.

### ***The Citizen Advisory Commission (CAC)***

The City of Hayward's Citizen Advisory Commission (CAC) is an easily accessible way for Hayward residents to participate in all phases of the CDBG program. The CAC conducts its evening meetings on the third Wednesday evening every month, and advises and makes recommendations to the City Council on the CDBG program. The CAC assists in identifying housing and community development needs, setting priorities, making recommendations regarding the annual allocation of CDBG funds, and amending Annual Action Plans.

CAC members must be Hayward residents and are appointed by the City Council for four-year terms. The CAC includes low and moderate-income residents, representatives from non-English speaking groups, and ethnically diverse groups in targeted neighborhoods. For more information about CAC membership, please contact the Hayward City Clerk's office at (510) 583-4400.

The CAC's monthly evening meetings are open to the public. At these meetings, the CAC discusses the progress of CDBG-funded housing and community development activities and makes recommendations to the City Council, as necessary. These meetings also provide routine opportunities for community residents to participate in the assessment of current activities.

The City of Hayward's Community and Economic Development Department staff supports the CAC and maintains records (agenda minutes, resolutions, etc.) for public review. Routinely, fiscal reports and annual performance reports on CDBG-funded projects are prepared by City staff and reviewed by the CAC.

## ***Funding Schedule***

The activities receiving CDBG funds must meet federal eligibility requirements, and support locally defined housing and community development goals and objectives. The CDBG program is a federal program, although the City is responsible for the allocation of these funds to specific programs and projects. The allocation process includes resident participation opportunities at meetings, work sessions, and public hearings.

Potential CDBG applicants are encouraged to attend the City's annual technical assistance workshop to learn how to complete and submit an application packet. City staff and the CAC review these materials and interview applicants. Both the CAC and City staff make advisory funding recommendations to the City Council. The City Council makes the final funding allocations.

The Annual Funding Process Calendar is updated in advance of each program year. To receive a copy of the upcoming CDBG Funding Process Calendar, please call 510-583-4250.

## ***Funding Forum***

Planning for a new program year begins with the annual Funding Forum - typically scheduled in the Fall of each year. The Annual Funding Forum is advertised in the *Daily Review*, a newspaper of general circulation, and notices are posted at the public library branches, City Hall, and on the City's website ([www.hayward-ca.gov](http://www.hayward-ca.gov)). Notice is also mailed to hundreds of local social services agencies that provide services to low-income Hayward residents. The Forum is designed to encourage low and moderate-income persons, members of minority groups, members of non-English speaking groups, and residents of targeted neighborhoods to express their views and ideas regarding community development and housing needs. The following information is presented to Hayward residents and nonprofit organizations:

- CDBG program requirements and the annual application processes;
- The amount of anticipated CDBG funds available for housing and community development activities;
- The range of eligible activities for which these funds may be used;
- The projects funded during prior program years.

Forum participants are invited to discuss City needs in the areas of housing, economic development, and neighborhood revitalization, in order to identify the types of CDBG - eligible projects and services needed by low and moderate income Hayward households. Other CDBG-related topics presented for discussion at the Forum are: application submission, evaluation, and approval processes, and the (annually updated) Funding Process Calendar.

## ***Proposal Evaluation and Funding Allocation Process***

The City of Hayward uses a formal process to guide the evaluation, prioritization, and selection of proposed activities to determine which projects will receive CDBG funding. The CAC and City staff uses this process to evaluate each proposed project according to the following criteria:

- Eligibility in terms of HUD CDBG program requirements;
- Implementation feasibility and readiness;
- Degree of planning;
- Benefit to persons of low- and moderate-income or eliminate slum and blight conditions;
- Priority of need to be addressed.

After reviewing the proposals and interviewing applicants, the CAC and City staff prepare initial funding recommendations that are subsequently forwarded to City Council. The preliminary funding recommendations of the CAC and City staff are made available to all applicants prior to finalizing allocation recommendations to City Council. Applicants may appeal the preliminary and/or final recommendations.

Following any appeals, allocation recommendations are finalized and forwarded to City Council. The City Council considers these recommendations at a work session typically held in April or May and at a public hearing typically held the following week. The public hearing is held during a regular evening City Council meeting. People with disabilities are accommodated. The City Council makes the final allocation of CDBG funds at the public hearing.

The City Council's allocation of CDBG funds is presented to HUD in its Annual Action Plan for Non-HOME Funds. The list of activities receiving an allocation is the substantive portion of the Annual Action Plan. This plan is developed each year to address the housing and community development goals and objectives presented in the five-year Consolidated Plan. The City addresses these objectives through the allocation of CDBG funds to programs and projects. The City of Hayward collaborates with the Alameda County Department of Housing and Community Development to prepare the Annual Action Plan each year to:

- Serve as the City's application for HUD funding;
- Certify the City of Hayward's compliance with applicable federal regulations; and
- Identify programs and projects intended to receive an allocation of CDBG funds.

A draft Annual Action Plan is prepared by the City of Hayward and published by the Alameda County Department of Housing and Community Development. For more information about the development of the Annual Action Plan please contact the Alameda County Department of Housing and Community Development at (510) 670-5398.

A notice for the public hearing on the draft Annual Action Plan is published in the *Daily Review*, a local newspaper of general circulation at least 30 days prior to the hearing. The notice includes a summary of the draft Annual Action Plan and the CDBG funding recommendations. Copies of the complete draft Plan will be made available at the City of Hayward Department of Community and Economic Development. The Hayward City Council will consider any

comments received in writing or at public hearings. A summary of the comments will be included with any documents submitted to HUD.

### ***Amending the Annual Action Plan***

As noted above, a primary purpose of the Annual Action Plan is the presentation of activities to receive CDBG funding. However as necessary, the City of Hayward may need to modify the Annual Action Plan. Changing the use of CDBG funds from one eligible activity to another would constitute a substantial amendment to the Annual Action Plan. In such cases, an amended Annual Action Plan would be developed and published using a citizen participation process similar to the process used to develop the initial Annual Action Plan.

## **The HOME Program**

### ***Introduction***

The City of Hayward is a participant in the Alameda County HOME Consortium. The HOME Consortium was established in 1991 to obtain an allocation of funds under the Affordable Housing Act of 1990 for the development or rehabilitation of affordable housing. The HOME Consortium includes the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County jurisdictions of Albany, Dublin, Emeryville, Newark, Piedmont, and the unincorporated areas.

### ***Developing the Alameda County HOME Consortium Five Year Consolidated Plan***

The Alameda County HOME Consortium Five Year Consolidated Plan is the primary long-range planning document for both the HOME and CDBG programs. It consists of:

- A housing and community development needs assessment;
- An inventory of resources (including HOME and CDBG funds) available to address those needs;
- A five-year strategy with goals and objectives; and
- A one-year Annual Action Plan that identifies the specific activities to be implemented and presents the allocation of the City's HOME and CDBG funds for one fiscal year. Each year following the adoption of the Five Year Consolidated Plan, the City adopts a new Annual Action Plan.

As lead agency of the Alameda County HOME Consortium, the Alameda County Housing and Community Development is responsible for coordinating the development of the Alameda County Consortium Five Year Consolidated Plan, and certain aspects of the development of the City of Hayward's Annual Action Plan. The Plan presents both county-wide information and information specific to each participating jurisdiction. City of Hayward staff prepares the section relevant to Hayward and its development will include citizen participation by Hayward residents.

The development of the Five Year Consolidated Plan occurs once every five years and will include community workshops and other related activities. The specific citizen participation process will be established by the County prior to preparing the Plan and will comply with the latest HUD regulations. For more information about the development of the Alameda County HOME Consortium Five Year Consolidated Plan please contact the Alameda County Department of Housing and Community Development at (510) 670-5398.

### ***The HOME Consortium Annual Action Plan***

The Alameda County Department of Housing and Community Development coordinates the development of the HOME Consortium's Annual Action Plan with the cooperation of each participating jurisdiction. Due to the collaborative nature of the Consortium, The City of Hayward may not use its annual allocation of HOME funds each year. In the years that the City of Hayward elects to use its HOME allocation, HOME funded activities will be described in the HOME Consortium's Annual Action Plan. This plan will be developed by the City of Hayward in conjunction with the Alameda County Department of Housing and Community Development Department and will follow similar citizen participation procedures used in the development of the Annual Action Plan for Non-HOME funds. For more information about the development of the HOME Consortium Annual Action Plan please contact the Alameda County Department of Housing and Community Development at (510) 670-5398.

### ***Amending the HOME Consortium Annual Action Plan***

From time to time the City of Hayward, as a participant in the Alameda County HOME Consortium may wish to change its allocation of HOME funds. This action will require amending the HOME Consortium Annual Action Plan which originally presented the allocation to be modified. The Alameda County Housing and Community Development Department will issue a public notice on behalf of the City of Hayward announcing the amendments to the City's portion of the Alameda County HOME Consortium Annual Action Plan. Summaries of the draft version of the Amended HOME Annual Action Plan will be available in formats accessible to persons with disabilities, upon request. There will be a public review period of thirty days during which comments on the draft amended Plan may be made before the amendment is finalized. Comments may be registered in writing or orally at public hearings. The Alameda County HOME Consortium shall consider any comments or views of citizens received in writing or orally. A summary of the comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the substantial amendment upon submission to HUD.

# **Consolidated Annual Performance Reports**

## ***Introduction***

HUD regulations require the City of Hayward to prepare a Consolidated Annual Performance Report (CAPER) on the activities funded through the CDBG program. The CAPER Report requirements typically include the preparation of narrative descriptions of each activity and quantitative analysis of the funds expended and services provided during the program year.

Due to the variety of CDBG funded activities, the performance indicators for a given activity may include the number of households served along with other characteristics such as income and demographics or the number of public improvements completed during the program year. This Citizen Participation Plan focuses on the citizen participation process for developing the CAPER rather than the contents of the report itself.

## ***Developing the CAPER***

A draft version of the CAPER is developed by City staff and made available for a fifteen-day public review period.

An announcement of the public review period will be published each year in the *Daily Review*, a local newspaper of general circulation. A summary of the draft will be made available upon request in formats accessible to persons with disabilities. The complete draft will be made available at the City of Hayward Department of Community and Economic Development. A reasonable number of free copies of the CAPER will be provided upon request to members of the public. A summary of the comments will be included with any documents submitted to HUD.

Following the public comment period, the final version of the CAPER will be submitted to HUD.

# **General Citizen Participation Issues and Federal Requirements**

## ***City Council Work Sessions***

City Council work sessions are held in October each year to determine housing and community development needs and priorities and also held on the first Tuesday in May to review CDBG allocations for the Annual Action Plan. The public will be notified seven days in advance of each Council meeting through a published notice in the *Daily Review*, a newspaper of general circulation. All notices will also be published in Spanish, which is the second-most prevalent language spoken in Hayward (after English).

## ***Public Hearings and City Council Work Sessions***

Public hearings on the CDBG program will be held at various points during the program year. At least one public hearing will be held during the development of the Five Year Consolidated Plan or Annual Action Plan, and at least one public hearing will be held during the development of the CAPER. Two City Council work sessions may be held during the program year. One may be conducted in the Fall to provide information, and for resident input, if changes are recommended to previously adopted housing and community development needs and priorities. Another work session is regularly held prior to the submission of the Annual Action Plan.

The public will be notified thirty days in advance of each formal public hearing through a published notice in the *Daily Review*, a newspaper of general circulation. All notices will also be published in Spanish, which is the second-most prevalent language spoken in Hayward. Copies of the draft documents are available upon request. All documents are also provided in accessible formats for persons with disabilities, upon request, in accordance with the Americans with Disabilities Act.

Meetings are scheduled at times and locations to permit broad participation by low-and moderate-income persons. When requested, translators are made available to attendees who do not speak English and for people who are hearing-impaired. Translation services are available upon request in at least eight languages, as well as American Sign Language (ASL).

## ***Technical Assistance***

To invite and retain the involvement of low and moderate-income persons, including those who do not speak English, and residents in neighborhoods most likely to be affected by the CDBG program, staff provides information and technical assistance to community organizations so they may fully participate in planning, implementing, and assessing the CDBG program. Upon request, City staff also provides technical assistance to groups and individuals who are interested in developing project proposals.

## ***Program Information***

The following information will be available to the public from the City of Hayward Department of Community and Economic Development:

- All CDBG program mailings and promotional materials;
- Records of hearings and CAC meetings, a summary of the proposal evaluation process, and by-laws of the CAC;
- All program documentation, including applications from prior program years, letters of approval, performance reports, quarterly evaluation reports, other reports required by HUD, and the proposed and approved application for the current program year;
- Copies of the CDBG regulations governing the program;
- Explanation of program requirements, including contracting and operations procedures, environmental review policies, fair housing, and other equal opportunity requirements, relocation provisions, and the State Executive Order 12372 review process;

- The Citizen Participation Plan;
- Copies of written comments about the City's CDBG-funded housing and community development activities, the City's assessment of these comments, and a description of any actions taken; and
- Copies of the Consolidated Plan and the Action Plan.

All documents are available in Braille upon written request. Please allow 5 working days for preparation. Translation services in languages other than English also are available upon request. For hearing-impaired residents, ASL interpreters will be provided; at least 24 hours of advance notice is requested, in order to arrange for the services of qualified interpreters.

### ***Public Comments***

Citizens may submit comments by letter, facsimile, telephone or in person regarding any aspect of the CDBG program by calling (510) 583-4250, or by faxing (510) 583-3650. E-mails may be submitted using any of the CDBG links on the City website ([www.hayward-ca.gov](http://www.hayward-ca.gov)). Written comments should be sent to the following address. Each written comment will receive a written response within 15 working days.

City of Hayward  
Department of Community and Economic Development  
777 B Street  
Hayward, California, 94541  
Attention: Neighborhood and Economic Development Manager

### ***Consultation with Other Organizations***

When preparing the Annual Action Plan, the City of Hayward will consult with other public and private agencies that provide assisted housing, health services, and social services. The City of Hayward will also consult with adjacent local government jurisdictions, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems that require coordinated solutions.

### ***Lead-Based Paint Hazards***

The Alameda County Department of Housing and Community Development, Lead Poisoning Prevention Program is this region's lead agency responsible for addressing lead-based paint hazards to prevent childhood lead poisoning. The Lead Poisoning Prevention Program is located in Oakland but its jurisdiction includes the City of Hayward.

Information and home test kits are available free of charge. The Program's general information line is (510) 567-8280.

## **Administering the Citizen Participation Plan**

The Citizen Participation Plan (CPP) complies with federal regulations that require resident participation during its initial development and any subsequent revisions. As appropriate, the City may revise its CPP to reflect changes in HUD regulations or the citizen participation process. Typically, revisions to the CPP will be proposed and made available in conjunction with the Consolidated / Annual Plan preparation and hearings.

A draft version of the revised CPP will be developed by City staff and made available for a public review period of at least 30 days. An announcement of the public review period will be published in the *Daily Review*, a newspaper of general circulation. A summary of the draft revised CPP will be made available upon request in formats accessible to persons with disabilities. The complete draft revised CPP will be made available at the City of Hayward Department of Community and Economic during the public review period. Upon request copies of the draft revised CPP will be provided to residents and groups.

Following the public comment period, a public hearing will be held on the draft revised CPP at a time and location convenient to current and potential program beneficiaries. Accommodations will be made for people who have disabilities. The Hayward City Council will consider all comments received in writing, or at public hearings.

## **Anti-Displacement and Relocation Assistance Plan**

The City of Hayward seeks to minimize or avoid temporary or permanent displacement of Hayward residents by City action whenever feasible. When displacement occurs as a result of federally-funded activities, the City of Hayward will act in compliance with of the Housing and Community Development Act of 1974, as amended, to mitigate any negative impacts of federally-funded activities.

In addition, the 1988 amendment to the Housing and Community Development Act of 1974 (Section 104(d)), requires the City to minimize the conversion or demolition of low- and moderate-income dwelling units. If such units are converted to market-rate dwelling or demolished through the City's federally assisted action, the City of Hayward will provide an equal number of low- and moderate-income units (bedroom for bedroom) within three years. Relocation benefits will also be provided to eligible low-income people who are displaced through the removal of low- and moderate-income units.

The City's *Residential Antidisplacement and Relocation Assistance Plan* is available for members of the community to review. If relocation services are triggered by City action, displaced persons will be given a written description of the types of assistance to which they may be entitled. The various types of assistance available will comply with Section 104(d) of the Housing and Community Development Act of 1974, and include:

- Eligibility conditions;

- Assurance that the displaced cannot be required to move permanently unless at least one comparable replacement dwelling has been made available;
- Explanation of the ninety-day advance notice;
- Descriptions of replacement housing, relocation payments, and other related benefits, if applicable;
- Procedures for obtaining payment;
- Advisory services.

Real property will be acquired by negotiation only after a written appraisal. Owners will be offered just compensation and will be paid before surrendering possession of their property.

## Glossary

**Action Plan** - A plan submitted to HUD annually which specifically describes CDBG funds allocated to activities that address priorities presented in the Consolidated Plan.

**CAPER** – Performance report submitted to HUD annually which describes the use of CDBG funds in accomplishing the goals identified in the Annual and Consolidated Plans.

**CDBG** - The US Department of Housing and Urban Development's Community Development Block Grant program.

**Consolidated Plan** - A plan that includes a housing and community development needs analysis, a survey of resources available to address those needs, and a five-year strategy that includes goals and priorities for the use of CDBG funds. The Consolidated Plan must be updated every five years and serves as the strategic foundation for subsequent one-year Action Plans.

**Consortium** - An organization of geographically contiguous units of general local government that are acting as a single unit of general local government for purposes of the HOME program, e.g. the Alameda County HOME Consortium.

**HOME** - The US Department of Housing and Urban Development's HOME Investment Partnership Program. This program provides funds for affordable housing programs and projects.

**HUD** - The US Department of Housing and Urban Development.

**Income** - HUD guidelines for determining low, very-low, and extremely low income statuses are formula based and therefore subject to change from year to year. For a copy of the current HUD income guidelines, please call (510) 583-4250.

**Program Year** - The City of Hayward receives HUD funding and must complete several HUD-mandated tasks on an annual basis. The CDBG and HOME programs operate according to a twelve-month schedule that corresponds with the City's fiscal year - July 1 through June 30.

**THIS CALENDAR IS UPDATED ANNUALLY. FOR A COPY OF THE CURRENT OR UPCOMING FUNDING PROCESS CALENDAR, PLEASE CALL (510) 583-4250.**

**CITY OF HAYWARD  
COMMUNITY DEVELOPMENT BLOCK GRANT**

**SAMPLE FUNDING PROCESS CALENDAR**

<u>Timing</u>	<u>Activity / Event</u>
Fall	Funding Forum / Applications Distributed <sup>1</sup> Technical Assistance Workshop <sup>1</sup>
<b>Fall/Winter</b>	<b>CDBG Application Deadline</b>
	<b>LATE SUBMISSIONS WILL NOT BE CONSIDERED FOR FUNDING</b>
Winter	Application Review Committee Interviews CAC Preliminary Recommendations Preliminary Recommendations Faxed to Applicants
Winter/Spring	Applicant Appeals / Final CAC Recommendations
Spring	City Council Work Session <sup>2</sup> City Council Funding Allocations <sup>2</sup> City Council Allocations Chart Faxed to All Applicants
Late Spring/Summer	Contract Meetings with Funded Agencies

<sup>1</sup> - Applicants are required to attend the *Funding Forum* and *Technical Assistance Workshop*.

<sup>2</sup> - Applicants are welcome at these meetings, but attendance is not required. All City Commission and City Council meetings are open to the public.

*Questions may be directed to 510-583-4250. Thank you.*

## **Other Housing and Community Development Resources**

The following agencies and organizations provide housing and community development services to Hayward -citizens. Please contact them if you have questions about any of their activities.

- Alameda County Housing Authority - General housing services (510) 538-8876.
- ECHO Housing - Fair housing and landlord-tenant dispute mediation (510) 581-9380.
- Eden Information and Referral - General housing services (510) 537-2552.