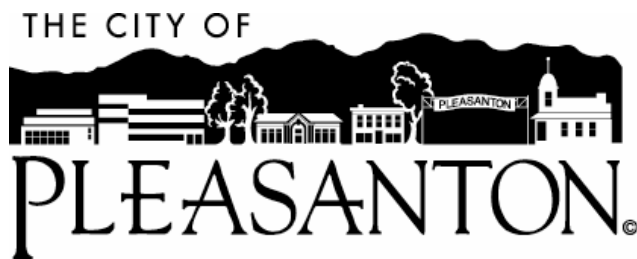


Action Plan

FY 2006

July 1, 2006 – June 30, 2007



**Alameda County
HOME Consortium
March 20, 2006**

PART I. RESOURCES

This section identifies Federal, State, local, and private resources which may be used to meet the City of Pleasanton's housing and community development goals. Resources can be sources of funds or technical assistance and can be available to private and non-profit entities as well as to local government agencies. The resources are categorized within each jurisdictional level by eligible activity. The list includes resources the City has on-hand or expects to receive. Recent developments in Congress indicate that the nature and level of federal housing, homeless, and community development funding programs will change and potentially be reduced during the next several years. The City, through its involvement as part of the Alameda County HOME Consortium, will monitor these developments closely and will continue to promote the Consortium's housing and community development objectives through active policy development and use of available federal and non-federal funding sources.

FEDERAL

Community Development Block Grant (CDBG) Funds

The City of Pleasanton is an entitlement jurisdiction and applies directly to HUD on an annual basis for funding from the CDBG program. CDBG funds can be used for a variety of housing and community development activities which benefit lower income people.

FY 2006 Amount: \$287,563

CDBG Program Income

The City of Pleasanton has received a small amount of program income each year through its Housing Rehabilitation program, primarily through repayment of past loans. Funds derived through program income are recycled into the Housing Rehabilitation program and used to fund new loans and small grants.

FY 2006 Amount: \$30,000 (approximate/anticipated)

Community Service Block Grant (CSBG) Funds

CSBG funds are used to maintain community action agencies involved in ameliorating the causes and effects of poverty through employment and economic development programs. The Alameda County Associated Community Action Program (ACAP) administers CSBG funds for all jurisdictions in the county except Berkeley and Oakland.

FY 2006 Amount: (no direct allocation to Pleasanton is anticipated)

Emergency Shelter Grant (ESG)

The ESG program provides homeless persons with basic shelter and essential supportive services. The funds are available for the rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of the facility, essential supportive services, homeless prevention, and grant administration.

FY 2006 Amount: (no direct allocation to Pleasanton is anticipated)

Federal Emergency Management Agency (FEMA)

FEMA provides disaster assistance to state and local governments, as well as individual disaster assistance. FEMA administers disaster assistance locally through the Alameda County Office of Emergency Services.

FY 2006 Amount: (no direct allocation to Pleasanton is anticipated)

Home Investment Partnership Act (HOME) Funds

HOME provides flexible funding to states and local governments for affordable housing programs for low income households. HOME funds can be used to acquire, rehabilitate, finance, and construct affordable housing, as well as to provide tenant-based assistance.

FY 2006 Amount: \$160,943 (plus \$9,647 for program administration)

Housing Opportunities for Persons with AIDS (HOPWA)

These funds, which are awarded annually on an entitlement and competitive basis, can be used for a variety of housing and service activities for persons with AIDS. The City does not anticipate applying directly for HOPWA funds for FY 2006.

FY 2006 Amount: (no direct allocation to Pleasanton is anticipated)

HUD 202/HUD 811 Program Funds

These program funds are awarded on a competitive basis specifically for the development of affordable for seniors (202) or for the disabled (811). The City had considered applying for 202 funding for an assisted care facility for seniors. However, it has since been determined that this is not an optimal funding source for the project; therefore, alternative financing scenarios are being pursued. The City is currently working on the possible redevelopment of two adjacent, aging senior complexes on Kottinger Drive, with the possibility of redeveloping the two sites in a larger new complex for seniors. If this project progresses, the City may support an application for 202 funding.

FY 2006 Amount: (TBA)

HUD Section 8 Rental Assistance Program

The Housing Authority of Alameda County (HACA) will continue to administer Federal Section 8 housing choice vouchers to eligible Pleasanton residents.

FY 2006 Amount: \$2,000,000 (estimate based on current number of voucher holders)

Lead Abatement

Alameda County has received grants from HUD and the Centers for Disease Control (CDC) to further lead abatement efforts.

FY 2006 Amount: (no direct allocation to Pleasanton is anticipated)

Low-Income Housing Preservation Program (LIHPP)

LIHPP funds are awarded on a competitive basis to preserve federally subsidized affordable rental housing developments.

FY 2006 Amount: (no direct allocation to Pleasanton is anticipated)

McKinney/Vento Homeless Assistance Act Funds

Supportive Housing Program (SHP)

This competitive program, authorized under the McKinney/Vento Act, is designed to promote the development of supportive housing and supportive services for homeless persons, including innovative approaches to assist homeless persons in the transition from homelessness. The funding can be used for a variety of purposes, including acquisition and rehabilitation, new construction, leasing, operating expenses, and supportive services.

Shelter Plus Care Program

This program is designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities, those with serious mental illness, chronic problems with alcohol and/or drugs, and/or acquired immunodeficiency syndrome (AIDS) or related diseases who are living on the streets or in shelters. Grants for new programs are made on a competitive basis and come in the form of rental assistance payments. Renewal grants are awarded at existing utilization levels on an annual basis. Alameda County HCD is the grantee for competitive and renewal grants under the Shelter Plus Care Program.

HCD administers a Sponsor-based rental assistance (SRA) grant. The SRA grant supports 66 units located throughout the County. Additionally, HCD administers a SRA grant that

supports nine units for families in the Housing Alliance Project located the Unincorporated County.

HCD partners with Oakland Housing Authority on a ten-year (FY92) Single Room Occupancy Assistance (SRO) grant covering 59 units in Oakland (the SRO funds are in the Oakland Housing Authority's budget) and 32 Shelter Plus Care Section 8 Certificates that were as a result of a negotiated settlement between HCD, HUD and the Public Housing Authority.

HCD administers an annually renewed Tenant-based housing rental assistance (TRA) grant to provide assistance to 214 units. Approximately 40% of the TRA grant is allocated to assist Shelter Plus Care participants living in the HOME Consortium.

HCD was awarded a TRA grant specifically to provide housing assistance to Shelter Plus Care eligible persons living with AIDS. This program, known as the Shelter Plus Care Collaborative, is jointly administered with the City of Berkeley, with 15 certificates going to Berkeley, and 34 to cover the City of Oakland and the HOME Consortium.

HCD administers a Project-Based Rental Assistance (PRA) grant to provide 14 units of permanent supported housing at Alameda Point. Participants include veterans and survivors of domestic violence who are homeless and have one or more disabilities targeted by Shelter Plus Care.

FY 2006 Amount(s): (no direct allocations to Pleasanton are anticipated)

STATE

California Housing Finance Agency (CalHFA)

CalHFA provides a variety of tax-exempt bond financing for the creation and preservation of affordable housing. CalHFA also provides bond financing for qualified first-time homebuyers. The City recently successfully completed the refinancing of the existing mortgage for Ridge View Commons, a 200-unit apartment complex for very low income seniors. The refinancing includes an interest rate buydown which will improve the project's cash flow and potentially yield enhanced affordability.

The HELP (Housing Enabled by Local Partnerships) program offers 3% interest rate loans to local government agencies for locally determined affordable housing activities and priorities. The City successfully applied for \$450,000 in HELP funds in 2004 (in collaboration with the City of Livermore) to establish a down payment assistance loan program for low and moderate income Pleasanton home buyers. The state funds are being combined with \$150,000 in local (City Housing) funds. The City also received \$1.5 million in HELP funds in 2005 to provide gap financing for its assisted living facility project which is currently under construction at Sunol Boulevard and Junipero Street and scheduled for completion in November or December 2006.

Environmental Enhancement and Mitigation Program

This program provides grants to projects that mitigate environmental impacts resulting from modified or new public transportation facilities. The Resources Agency of the California Transportation Commission selects projects.

Exterior Accessibility Grants for Renters (EAGR)

This program provides grants for the construction of exterior accessibility improvements for renters. The City may consider applying for EAGR funds as a supplement to assistance offered through the Housing Rehabilitation program.

Low Income Housing Tax Credits (Federal and State)

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 corporations in exchange for project equity. In 2004, the City assisted Ponderosa Homes in its successful application for four percent tax credits to construct a 172-unit senior apartment project on the Busch property. This project, which was completed in spring 2005, includes 138 units for low and very low income seniors. The City will continue to consider tax credits to fund both new construction as well as acquisition and rehabilitation to promote new affordable housing development.

Mortgage Revenue Bonds

Local jurisdictions can apply to the state for authority to issue tax-exempt mortgage revenue bonds for the purpose of funding affordable housing development. The City has used this financing technique to facilitate several apartment developments with affordable rental units in the 1980's and 1990's and recently participated in bond refinancing in return for an extension of the regulatory agreement terms for lower-income units at two large apartment complexes. Local jurisdictions can also apply to the state for an allocation of single family mortgage revenue bonds to provide low-interest mortgages to qualified first-time homebuyers. As described above, the City recently assisted Ponderosa Homes to secure bond financing to construct a 172-unit apartment complex on the Busch property in east Pleasanton. The complex includes 138 units for low and very low income households. The first units were occupied in spring 2005.

Mortgage Credit Certificates

Local jurisdictions can apply to the state for an allocation of Mortgage Credit Certificates, which provide a tax credit to subsidize the mortgage interest rate for qualified first-time homebuyers. The MCC program in Pleasanton is coordinated through Alameda County, and the City pays an annual administrative fee to the County to cover program administration. Starting in FY 2003, the City prioritized its MCC allocation for buyers of 56 below-market priced homes on the Bernal property (Walnut Hills, Canyon Oaks, and Carlton Oaks). This program involved a cooperative agreement with Alameda

County in which the City was able to borrow against its future MCC allocations in order to make additional MCC's available to buyers of the Bernal homes. Through an agreement between the City and the builders, KB Home and Greenbriar Homes Communities, the 56 duet homes (1,300 sq. ft., 3 bedrooms/2 baths) are being sold at a cost of \$199,000 to low income buyers (80% of AMI). The City is making available up to \$20,000 in individual second mortgage loans to each buyer on a need basis. Buyers are responsible for obtaining the primary mortgage financing. The first homes were occupied in July 2002, and occupancy of the final units occurred in mid-2005. The City is currently working on a new condominium project with Silverstone Communities which will yield 12 new affordable units (5 low-income, 2 moderate-income, and 5 "affordable by design") in late 2006 or early 2007.

Multi-Family Housing Program

Local jurisdictions can apply to the State for the purpose of funding affordable multi-family housing developments.

Opportunity Zone Inter-regional Partnership

The County has two inter-regional partnership-designated jobs/housing balance opportunity zones: one is a project involving Dublin BART station and one for a project at San Lorenzo Village. The County will apply for and support applications for any funds that these projects are eligible for that will assist in implementation.

Public Utilities Commission (PUC) Rule 20A

Rule 20A provides an annual allocation to Alameda County from PG&E for infrastructure improvements related to electric utility under-grounding.

State Funds for Transportation Financing

In addition to the program above, there are several transportation financing opportunity programs including Flexible Congestion Relief Program, State and Local Transportation Partnership Program (SLTPP), Traffic System Management Program, Grade Separation Program, Bicycle Lane Account, and Petroleum Violation Escrow Account.

Supportive Housing Initiative Act

A competitive statewide program that encourages the development of permanent, affordable housing with supportive services for low-income people with disabilities. Grants cover services and operating costs in supportive housing.

LOCAL

Alameda County Housing Authority Reserves

In addition to their allocations of Section 8 Certificates and Vouchers and conventional public housing units, the Housing Authority has local reserve funds. The local reserves may be used for housing purposes consistent with state and local laws. Most of these reserves are set aside to cover cash flow and administrative costs and to pay for shortfalls in conventional public housing. However, some funds are set aside to develop affordable housing.

City Development Fee Waivers

The City may waive, on a case by case basis, City development fees for projects (or portions of projects) which include the construction of lower income units, either rental or ownership. The City has used this incentive to promote the construction of numerous major affordable housing developments since the 1980's. Recent City fee waivers are summarized in the following table:

Project Name	Year Built	Rent / Sale	Total Units	Aff. Units	Perc. Aff.	Affordability Level	Total Waiver / Subsidy	Subsidy Per Aff. Unit
Stanley Senior Apts.	1997	Rent	86	86	100%	Low/Very Low	\$1,280,000	\$14,884
The Promenade Apts.	1997	Rent	146	68	47%	Low	\$1,719,820	\$25,291
Town Square	1998	Sale	30	3	10%	Moderate	\$156,132	\$52,044
Archstone Hacienda Apts.	2001	Rent	540	135	25%	Low	\$2,241,540	\$16,604
Nolan Farms	2001	Sale	36	5	14%	Very Low	\$264,090	\$52,818
Greenbriar / Bernal Property	2002	Rent/Sale	581	87	15%	Low/Very Low	\$2,077,764	\$23,882
Ponderosa / Busch Property	2005	Rent/Sale	362	138	38%	Low/Very Low	\$1,486,516	\$10,772
Assisted Living Facility	2006	Rent	105	31	30%	Very Low	\$3,771,300	\$121,655
							\$12,997,162	\$23,503
							TOTAL	AVERAGE

As noted in the table, the City recently approved a waiver of approximately \$1.5 million in City fees for the 172-unit senior apartment project that was recently completed on the Busch property in east Pleasanton. In 2003, the City Council also approved a waiver of \$271,300 in City fees for the assisted living facility that is currently under construction on Sunol Blvd. In addition, the City is providing the land for the project (a 3.6 acre site valued at \$3.5 million) and \$2.49 million in predevelopment and permanent loans, for a total of over \$3.77 million in City assistance. The City will consider future requests for fee waivers on a project-specific basis.

City Lower Income Housing Fee

The City has established a fee which may be paid by developers in lieu of constructing new affordable housing. In late 1998, the City completed an updated nexus study which resulted in a 30% increase to the residential component of the Lower Income Housing Fee (LIHF). After the recent adoption of the new Inclusionary Zoning Ordinance, the City determined to undertake a new study of the LIHF to consider a further increase. A

new fee structure was approved by the City Council in May 2003. The current fee amounts are: \$9,166 per unit for single family residential development; \$2,272 per unit for multi-family residential development and single-family units 1,500 sq. ft. and under; and \$2.44 per square foot for commercial, office, and industrial development. These fee amounts will increase based on the annual CPI adjustment.

The fees collected from new development contribute to the Lower Income Housing Fund, which is used by the City to fund activities related to the construction or acquisition of affordable housing. The City has allocated Housing Funds during the past several years for several projects, including "The Promenade" Apartments (which includes 68 low and very low income apartments) and Stanley Junction Senior Apartments (86 below-market apartments for seniors).

The City has also used an average of over \$100,000 per year in Housing Funds to supplement several housing projects which sought funds under the CDBG program funding allocation process. In addition, the City has committed approximately \$500,000 in Housing Funds over the past several years to start several loan programs (including the current down payment assistance program being funded in part with state HELP funds) to assist low and moderate income first-time home buyers with primary and second mortgages to enable the purchase of existing homes in Pleasanton. In 2001, the City used \$250,000 in Housing Funds to buy down the sales price of five homes in the new Nolan Farm development by SummerHill Homes (described earlier). The five single-family homes were sold at a below-market price of \$130,000 (compared to a market value of over \$400,000). The developer delivered the homes at a cost of \$180,000, and the City provided \$50,000 second mortgages. In addition, the Housing Fund is being used to provide up to \$20,000 in second mortgage loans for each of the buyers of the 56 below-market priced duet homes on the Bernal property.

Lead Abatement

Because of the relatively young age of Pleasanton's housing stock, the City does not currently participate in the existing Joint Powers Authority (JPA) for Lead-Based Paint Abatement. However, the City recently worked jointly with the Alameda County Lead Poisoning Prevention Program and the City of Livermore to produce a professionally designed color brochure which was sent to home owners in housing built prior to 1978 and to programs and facilities whose clients are young children. The City will continue to monitor this issue and may consider future participation in the JPA.

Local Tax Revenues

Local tax revenues may be used for a variety of areas related to community development to provide facilities and services.

Redevelopment Tax Increment Funds

The City of Pleasanton does not have a redevelopment area and, therefore, does not have a source of redevelopment tax increment funds to finance affordable housing and related activities.

PRIVATE

Community Reinvestment Act (CRA)

Local lenders are encouraged by state, county, and local policies to provide favorable lending terms for projects which involve the provision of affordable rental and ownership housing. The City has encouraged developers of affordable housing projects to explore opportunities with local lenders in conjunction with the construction of their projects. In addition, CRA benefits have been a significant incentive in attracting prospective financial partners for City-sponsored loan programs and the upcoming Tri-Valley Housing Opportunity Center (TVHOC).

Other

Local foundations, faith communities, service organizations and private individuals contribute their support for a variety of homeless assistance and prevention programs, which serve Pleasanton.

LEVERAGING PLAN

For all housing and community development activities, the City of Pleasanton will support applications by other entities to all public and private sources of financing. In the case of matching requirements for a funding source, the City will use for a match such sources as City Housing Funds, other local agency funds, publicly owned land, and private donations. To maximize leveraging of its own funds and to increase the funds available for housing, the City plans to undertake the following activities:

- Support the purchase and rehabilitation and construction of units by non-profit housing developers.
- Continue participation in the Mortgage Credit Certificate (MCC) program operated by the County of Alameda.
- Continue to provide support to non-profit, community-based housing developers and service providers.
- Promote joint development with other governmental or quasi-governmental agencies to implement community development programs.

MATCHING PLAN

The matching requirements of HUD programs will be satisfied primarily through the use of City Lower Income Housing Funds, where needed, or through funds provided by non-profit agencies which are the sub-recipients of HUD funds allocated to the City. The matching requirement is included in City application forms for federal funding used for sub-recipients and the requirement is ensured throughout the project review and approval process.

PUBLICLY OWNED LAND

The 7.4-acre parcel of land on Case Avenue where "The Promenade" apartment project was recently completed was provided by the City through a long-term ground lease. The property had an appraised value of approximately \$2.2 million at the time of construction. In 2006, the City will contribute (through a similar ground lease) an additional 3.6-acre site on Sunol Boulevard valued at approximately \$3.5 million for the construction of an assisted care facility for seniors. This property is estimated to have a value of over \$3.5 million. In 2004, an agreement was reached in which the City is acquiring 318 acres of land from the 500+ acre Bernal property south of the Alameda County Fairgrounds. These lands are designated for "public uses." A citizens task force has been working to develop a recommended plan for utilizing the property. A voter initiative approved 581 housing units on the other 200 acres of the Bernal property, including 87 below-market rental and ownership units. The potential for accommodating additional affordable housing was removed through the passage of "Measure V" in November 2002. However, the acquisition of these 318 acres may still provide the City with some limited options to consider additional housing development should future conditions and community needs warrant. The City also identified in its most recent Housing Element update a list of parcels that have the potential for future affordable housing development. This may also provide future opportunities for public ownership of land to promote affordable housing.

PART II. ACTIVITIES TO BE UNDERTAKEN

INTRODUCTION

This section of the City of Pleasanton Action Plan includes the proposed activities for FY 2006 to be undertaken by the City of Pleasanton. This section of the Action Plan includes the programs and activities which the City of Pleasanton will carry out to implement its Housing and Community Development Strategic Plan during 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, which was adopted in May 2005.

The central piece of this section is the Consolidated Plan "Proposed Projects" table. Please refer to these tables for a description of individual activities to be funded with FY 2006 Community Development Block Grant (CDBG) funding. This section also includes 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), activities benefiting homeless and other special needs populations, and other local or state programs being used to further the jurisdiction's housing and community development goals.

Activities undertaken with federal HOME Investment Partnership Program (HOME) funds are described separately in the Alameda County HOME Consortium Action Plan.

Summary Table:
City of Pleasanton CDBG Program Summary
Fiscal Year 2006 (2006/07)

No.	Local ID	APPLICANT AGENCY	PROJECT DESCRIPTION	Funding Source:	
				CDBG	City

CAPITAL / REHABILITATION:

1	06002	Pleasanton Gardens	Senior housing rehab (driveway and parking lot repair)	\$7,200	
2	06003	Tri-Valley Haven	Replacement of shelter phone system	\$20,300	
3	06004	Axis Community Health	Rehab clinic to create new Women's Health Center	\$100,000	
4	06005	Neighborhood Solutions	Housing rehabilitation program	\$26,608	
5	06007	Tri-City Homeless Coalition	TriValley Hsg Schol Program case mgmt services	\$12,000	
6	06011	City "Section 108" Loan Repayment	Sojourner House (formerly Family Crisis Shelter)	\$20,808	

Capital/Rehabilitation Projects: \$186,916

PUBLIC SERVICES:

7	06006	Spectrum Community Services	Senior Nutrition - Congregate Meals for Seniors	\$13,134	
8	06009AB	ECHO Housing	Housing counseling services	\$5,000	\$42,000
9	06009C	ECHO Housing	Senior reverse mortgage counseling		\$15,000
10	06010	Tri-Valley Community Foundation	Senior Support Program of the Tri-Valley	\$10,000	
11	06012	CRIL (Comm. Resources for Indep Living)	Housing assistance for disabled		\$9,500
12	06013	Easter Seals Bay Area	Tri-Valley Community Inclusion Program	\$5,000	
13	06014	Bay Area Community Services (BACS)	Creative Living Ctr; services for mentally disabled	\$5,000	
14	06015	CAPE, Inc	Bilingual mental health services for preschoolers	\$5,000	

Public Services Projects: \$43,134

ADMINISTRATION:

15	06000	City of Pleasanton	Administration of CDBG program	\$57,513	
----	-------	--------------------	--------------------------------	----------	--

TOTAL: \$278,563 \$66,500

Summary of Objectives FY2006

The following table describes this year's Action Plan priority or objective along with 5-year Goals and Objectives (FY05-09).

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY06)	Cumulative Accomplishments
Priority: Increase and maintain the number of affordable rental units for low and moderate income households by encouraging unit affordability for the maximum number of years possible, with an emphasis on maintaining affordable units for the following populations: emancipated youth, families, adult population (21 – 64 years), seniors, under-served minorities and special populations.				
Increase the number of rental housing units affordable to extremely low, low, and moderate income households through rehabilitation of existing housing to create affordable rental units.	Identify existing rental properties that might benefit from rehabilitation. Enter into regulatory agreements with owners to ensure long-term affordability (using CDBG and City Housing Funds).	At least 100 rental units will receive rehabilitation, with a minimum of 30 units (15 very low and 15 low income) available at below-market rents in perpetuity for eligible households.	20 total rental units (including 3 very low and 3 low income)	TBA
Increase the number of rental housing units affordable to extremely low, low, and moderate income households through construction of new affordable rental units.	Support the efforts of private developers seeking to develop affordable rental housing in Pleasanton (City financial assistance and fee waivers; tax credits secured by project developers).	There will be 50 additional rental units (30 low income and 20 very low income) constructed that will be available in perpetuity for eligible households.	6 low and 4 very low income units	TBA
	Work with BRIDGE Housing to complete the construction and rental process for a 105-unit assisted living facility to be constructed on City-owned land located at Sunol Blvd. and Junipero Street (City land; City loans and fee assistance; financing secured by project developer).	There will be approximately 20 low and 10 very low income assisted living units with supportive services available to eligible residents.	4 low and 2 very low income units	TBA
	Seek opportunities to acquire one or more vacant sites for new affordable rental housing development.	N/A (dependent upon the availability of suitable land).	N/A	TBA
Increase the number of rental housing units affordable to extremely low, low, and moderate income households through enhancement of opportunities through existing rental assistance programs.	Support the efforts of the Housing Authority of Alameda County to secure additional Section 8 Assistance certificates and vouchers for low and very low income Pleasanton residents.	The number of vouchers held by Pleasanton residents will increase by 50 for the five-year period.	N/A	TBA
	Encourage the execution of new agreements for Below Market Rate (BMR) units through the Inclusionary Zoning Ordinance in future private multiple family developments.	There will be at least 50 new rental units affordable to low income households for the five-year period.	10 new low income rental units	TBA

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY06)	Cumulative Accomplishments
	Work with ECHO Housing through the agency's contacts to promote opportunities for affordable housing in Pleasanton (provide information to one-third of ECHO's estimated 300 clients per year).	Affordable housing information and referrals will be provided to 500 persons or households during the five-year period.	Provide information to at least 100 households	TBA
Priority: Preserve existing affordable rental and ownership housing for low and moderate income households.				
Preserve existing rental and ownership housing units affordable to extremely low, low, and moderate income households through rehabilitation of existing units through existing and new programs.	Maintain and expand the Housing Rehabilitation program (currently administered by Alameda County HCD) to increase the number of existing ownership units rehabilitated.	100 very low and 100 low income households will receive housing rehabilitation services over the five-year period, including an estimated 50 percent elderly households.	20 very low and 20 low income households	TBA
Preserve existing rental and ownership housing units affordable to extremely low, low, and moderate income households through preservation of existing Below Market Rate (BMR) rental agreements.	Continue to monitor existing rental units required to be rented at Below Market Rate (BMR) rent levels through City regulatory agreements and encourage the extension of existing BMR agreements through the programs stated in the City's Housing Element policies, including provision of grants and/or technical assistance to management groups and non-profit organizations, tenant groups interested in purchasing their complexes, and other means.	100 affordable units will be maintained affordable to low and very low income households during the five-year period.	Maintain affordability for 20 units	TBA
Preserve existing rental and ownership housing units affordable to extremely low, low, and moderate income households through preservation of existing Pleasanton Homeownership Assistance Program (PHAP) resale restriction provisions.	Continue to monitor the sale of existing PHAP ownership and use available means (resale restrictions under property deeds or City acquisition) to ensure that units are maintained in the ownership of income-eligible households.	Existing units (approximately 100) plus any new units constructed during the period will be maintained affordable to very low, low, and moderate income households during the five-year period.	N/A	TBA
Preserve existing rental and ownership housing units affordable to extremely low, low, and moderate income households through preservation of existing rental assistance programs.	Support the efforts of the Housing Authority of Alameda County (HACA) to preserve existing Section 8 vouchers for Pleasanton residents.	The number of Section 8 voucher holders will Pleasanton (currently approximately 167) will remain stable or will increase during the five-year period.	N/A	TBA
Priority: Assist low and moderate income first time homebuyers.				
Assist moderate and middle income, first-time homebuyers through provision of City-assisted down payment assistance and second mortgage loans.	Continue to offer down payment assistance loans through the Down Payment Assistance program to help bridge the gap between a minimum down payment and first mortgage and increase buying capacity.	Down payment loans will be provided to 20 households during the five-year period.	Provide down payment assistance to 4 households	TBA

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY06)	Cumulative Accomplishments
	Continue to make available, on a project-by-project basis, low-interest, deferred payment second mortgage loans through the City Housing Fund to qualified low and moderate income homebuyers as part of the PHAP.	Second mortgages will be provided to 20 households during the five-year period.	Provide second mortgages to 4 households	TBA
Assist low and moderate income, first-time homebuyers through implementation of a new lease-purchase program through the Association of Bay Area Governments (ABAG) and California Home Source.	Promote ABAG's California Home Source lease-purchase program to facilitate eventual home ownership in Pleasanton for families that are currently priced out of the local housing market.	20 households will purchase homes in Pleasanton through the lease-purchase program during the five-year period.	Four households will purchase homes through the lease-purchase program	TBA
Assist moderate and middle income, first-time homebuyers through participation in the Mortgage Credit Certificate (MCC) Program, which allows eligible homebuyers to deduct 20% of their annual mortgage interest payments on their federal income tax return to lower their monthly mortgage payment.	Contribute City Housing Funds annually toward the administrative costs of the MCC program by Alameda County HCD.	MCC's will be issued to 25 Pleasanton low and moderate income homebuyers during the five-year period.	Five households will purchase homes through the MCC program	TBA
Assist moderate and middle income, first-time homebuyers through dissemination of information on affordable ownership housing opportunities.	Continue and augment efforts to promote opportunities for affordable ownership housing in Pleasanton through the dissemination of information on new housing construction, price trends in new and resale homes, and PHAP assistance, including expansion of existing marketing on the City's web site.	500 households seeking home ownership opportunities will be provided information on City and other programs during the five-year period as measured through additions to the City's ownership mailing list.	100 households will be provided with resource information	TBA
Assist moderate and middle income, first-time homebuyers through construction of new affordable ownership housing units.	Continue to work with local housing developers to construct additional ownership homes for sale under the Pleasanton Homeownership Assistance Program (PHAP) at affordable prices.	25 new units for low and moderate income homebuyers will be constructed and sold during the five-year period.	Five new ownership units will be constructed	TBA
Assist moderate and middle income, first-time homebuyers through the establishment of a "clearing house" for home ownership programs in the Tri-Valley area.	Work collaboratively with the cities of Livermore, Dublin, San Ramon, and Danville to establish the Tri-Valley Housing Opportunity Center (TVHOC) which will be based in Livermore.	The TVHOC will open and 25 households will attain home ownership in Pleasanton during the five-year period.	TVHOC open September 2005; as a result, 5 households will be able to purchase homes in Pleasanton	TBA
Priority: Reduce housing discrimination.				

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY06)	Cumulative Accomplishments
Continue to support programs to reduce housing discrimination by investigating complaints, counseling tenants and landlords, and educating the owners and managers of rental housing in Pleasanton through fair housing and complaint investigation services.	Contract annually with ECHO Housing or a similar agency for fair housing and complaint investigations services throughout the City. This service is funded through a combination of City Housing Funds and CDBG funding and includes information and outreach to owners, renters, and buyers concerning their rights and obligations and the support services available in the community.	Based on prior years' case loads, the City estimates the investigation of approximately 300 complaints of discrimination based on race, ethnicity, family composition, and household size during the five-year period.	60 complaints will be investigated	TBA
Continue to support programs to reduce housing discrimination by investigating complaints, counseling tenants and landlords, and educating the owners and managers of rental housing in Pleasanton through tenant/landlord counseling.	Contract annually with ECHO Housing or a similar agency for fair housing and complaint investigations services throughout the City. The service includes mediation services provided by housing counselors and referral to other agencies.	Based on prior years' case loads, the City estimates that counseling services will be provided to approximately 2,000 households during the five-year period.	Housing counseling services will be provided to 400 households	TBA
Priority: Maintain, improve and expand (as needed) the capacity of housing, shelter and services for homeless individuals and families including integrated healthcare, employment services and other supportive services.				
Pursue continued funding and renewals of subsidized rental assistance programs such as Supportive Housing Program (SHP), Shelter Plus Care (S+C), Project Independence and Section 8.	<ol style="list-style-type: none"> 1. 245 people with HIV/AIDS who are homeless or at imminent risk of being homeless will receive rent subsidies through S+C. 2. Reciprocal Integrated Services for Empowerment Program (RISE) will serve 775 participants in Southern Alameda County who are homeless and disabled. 3. Jobs/Housing Linkages Program will serve 235 homeless families in Southern Alameda County through transitional rental subsidies, case management and other supportive services, job preparation and placement. 	1. On an annual basis see a decrease in the number of chronically homeless individuals in the community.	Available statistics will demonstrate a measurable decrease in the number of chronically homeless individuals in Pleasanton	TBA
Pursue continued funding and renewals of subsidized rental assistance programs such as Supportive Housing Program (SHP), Shelter Plus Care (S+C), Project Independence and Section 8.	<ol style="list-style-type: none"> 4. The Shelter Plus Care Program will provide safe, secure housing for 330 homeless people disabled by serious mental illness, chronic alcohol and other drug problems, and/or HIV/AIDS. 5. Alameda Point Collaborative 6. Oakland Army Base Workforce Development Collaborative 	N/A	N/A	N/A

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY06)	Cumulative Accomplishments
Promote the production of affordable housing both transitional and permanent with supportive services by supporting the acquisition and rehabilitation and new construction of units by non-profit developers.	Create 100 units of transitional and permanent housing County-wide for homeless individuals and families who are extremely low and low income households.	N/A	N/A	N/A
The Urban County will administer any ESG entitlement funds that become available.	Conduct a Request for Proposal (RFP) process that will address emerging needs from the Multi-Plan.	N/A	N/A	N/A
Promote adequate funding for homeless housing and services.	1. Rehabilitation of homeless shelter in Newark. 2. Urban County Jurisdictional activities.	N/A	N/A	N/A
Continue to support emergency shelter and transitional shelter housing programs for homeless persons and people at risk of becoming homeless through support of Tri-Valley Haven, ECHO Housing, and other homeless service agencies and programs.	Contribute CDBG and City funds toward 1) the on-going maintenance costs of the existing shelter facility, and 2) the provision of services by the Tri-Valley Haven through its new community service building (both of which are located in Livermore) to serve women and children victims of domestic violence from Pleasanton and surrounding Tri-Valley jurisdictions.	An estimated 500 persons will be assisted during the five-year period.	100 persons will receive assistance through these projects/programs	TBA
	Continue to fund housing counseling programs to Pleasanton residents through ECHO Housing, including the provision of a rental assistance program to assist households with the initial costs of getting into rental housing (e.g., first and last months' rent, security deposit).	N/A	N/A	TBA
	Continue to support a variety of homeless service providers and resources in the Tri-Valley area (e.g., Tri-Valley Haven, Livermore Bluebell Drive Transitional Housing, Family Crisis Center, ECHO Housing) through assistance in the form of operational costs, capital projects, and other types of support, including CDBG and City funds.	N/A	N/A	TBA
Support and expand programs that provide services to homeless persons, including Axis Community Health, Sojourner House, Tri-Valley One-Stop Center, and Tri-Valley Housing Scholarship Program.	Continue to provide support and funding to Axis Community Health, the only community health clinic in the Tri-Valley area providing health and medical services (as well as counseling) to indigent persons.	An estimated 200 persons will be assisted during the five-year period.	40 persons will receive assistance through these projects/programs	TBA

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY06)	Cumulative Accomplishments
	Continue to support the operation and expansion of Sojourner House, a program offered through Tri-Valley Haven which provides emergency food and services to homeless individuals and families in the Tri-Valley area.	An estimated 50 households will be assisted during the five-year period.	10 persons will receive assistance through these projects/programs	TBA
	Continue to support the operation and expansion of the Tri-Valley One-Stop Center which offers services to persons seeking employment, including the currently homeless.	N/A	N/A	TBA
	Continue to support the operation and expansion of the new Tri-Valley Housing Scholarship Program which offers tenant-based rental assistance to households who are homeless or at risk of being homeless. Subsidies are provided while the head of household is undergoing job training and are gradually phased out after employment is secured.	30 households will be assisted during the five-year period.	Six persons will receive assistance through the TVHSP	TBA
Priority: Increase and expand activities designed to prevent those currently housed from becoming homeless.				
Pursue continued funding and renewals of subsidized rental assistance programs such as Supportive Housing Program (SHP), Shelter Plus Care (S+C), Project Independence and Section 8.	<ol style="list-style-type: none"> 1. Project Independence will provide 640 households County-wide with rental assistance. 2. Approximately 2,000 persons living with HIV/AIDS will receive supportive services through HOPWA funding. 3. Shelter Plus Care's Tenant-Based Rental Assistance Program will provide County-wide rental assistance and supportive services to 1,070 disabled, formerly homeless individuals & their families. 	1. Maintain the percentage of HOPWA clients who are able to maintain housing stability, avoid homelessness and access care.	[see county-wide objectives]	TBA
Support and expand programs that assist persons who are at risk of becoming homeless, including the Tri-Valley Housing Scholarship Program and ECHO Housing's Senior Reverse Mortgage Counseling Program.	Continue to support the operation and expansion of the new Tri-Valley Housing Scholarship Program which offers tenant-based rental assistance to households who are homeless or at risk of being homeless. Subsidies are provided while the head of household is undergoing job training and are gradually phased out after employment is secured.	30 households will be assisted during the five-year period.	Six persons will receive assistance through the TVHSP	TBA

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY06)	Cumulative Accomplishments
	The City will continue to offer, through ECHO Housing, a program offering counseling services to senior homeowners considering a reverse mortgage program to ensure that their participation does not result in the loss of their home.	N/A	N/A	TBA
Priority: Build on inter-jurisdictional cooperation to achieve housing and homeless needs.				
County-wide Continuum of Care coordination will continue to strengthen partnerships among participating jurisdictions and ensure participation in the process.	Revise Continuum of Care Plan to take into account current trends in homeless services and constraints of the financial environment.	N/A	N/A	TBA
Increase the capacity of non-profit organizations to encourage the development of affordable housing with supportive services.	Continue to provide technical assistance to non-profit organizations involved in provision of affordable housing and/or supportive services.	N/A	N/A	TBA
Continue the tradition of joint jurisdictional funding of projects with mutual benefits throughout Alameda County.	New Goals TBA	N/A	N/A	TBA
Continue and expand the City's involvement in regional and subregional programs and efforts related to homeless service and housing issues, including participation in the Continuum of Care Council, working with the County and other jurisdictions.	Continue to participate (and will attempt to expand its involvement with) the Continuum of Care Council which brings together representatives from jurisdictions and homeless care providers throughout Alameda County.	N/A	N/A	TBA
	Continue and expand collaboration efforts with its Tri-Valley neighbors (e.g., Livermore, Dublin) in local programs such as the Tri-Valley Housing Scholarship Program and the Tri-Valley One-Stop Center to address homeless issues at the subregional level.	N/A	N/A	TBA
Priority: Increase the availability of service-enriched housing for persons with special needs.				
Promote the production of affordable housing both transitional and permanent with supportive services by supporting the acquisition and rehabilitation and new construction of units by non-profit developers.	Create 300 units of transitional and permanent housing County-wide for special needs individuals and families who are extremely low and low income households.	N/A	N/A	N/A
TBA	Approximately 350 people living with HIV will receive housing assistance through the use of HOPWA development funds.	1. 90% of HOPWA clients will be able to maintain housing stability, avoid homelessness and access care.	[see county-wide objectives]	N/A

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY06)	Cumulative Accomplishments
Increase the availability of supportive housing opportunities for special needs groups through construction of new supportive housing for seniors and disabled persons and rehabilitation of existing housing to serve as supportive housing for seniors and disabled persons.	Continue efforts to implement the development and construction of an assisted living facility for seniors on a City-owned parcel at Sunol Boulevard and Junipero Drive immediately south of the Pleasanton Senior Center.	30 units of assisted living (including housing and services) for low and very low income elderly persons will be available at the end of the five-year period.	Six units of assisted living will be available	TBA
	Provide assistance to local nonprofit agencies (e.g., HOUSE, Inc., BACS, RCD, and others) seeking to construct or acquire housing for special needs populations in Pleasanton, including persons with physical, mental, and developmental disabilities.	Estimated 30 low and very low income disabled persons assisted during the five-year period.	Six units of special needs housing will be constructed or acquired	TBA
	Preserve and maintain the existing stock of housing units available to seniors and disabled persons.	N/A	N/A	TBA
Priority Community Development Need: Downtown Economic Development				
Continue to support the Downtown Design Assistance loan program using City funds.	Assist businesses based on demand. If increased need is perceived, consider expanding the program and adjusting according to level and types of need.	One to two businesses will receive assistance each year during the five-year period.	One business will receive assistance	TBA
Priority Community Development Need: Public Service Support				
Provide CDBG and/or City funds to approximately 10 to 15 local non-profit agencies each year.	Provide services in the following areas: child care services; developmental and educational services for children and adults with developmental disabilities; shelter, counseling, and related services for women and children victims of domestic violence; pediatric immunization and medical services; "buddy" services (e.g., shopping, house work, general assistance) to house-bound victims of HIV/AIDS; counseling, education, and supportive services to Pleasanton school-age youth who are at risk of drop-out, drug abuse, gang activity, and other social problems; meal delivery service to homebound elderly persons; Alzheimers counseling and referral services and senior day care; bereavement counseling for low income seniors.	N/A	N/A	TBA

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY06)	Cumulative Accomplishments
Priority Community Development Need: Capital Improvement Projects				
Allocate CDBG funds for the acquisition of new housing for developmentally disabled persons, improvements to a shelter facility for domestic violence program clients, and major capital improvements at a community medical clinic.	Contribute HOME and City Housing funds toward the acquisition of new housing for developmentally disabled persons by HOUSE, Inc., a local non-profit agency which has received CDBG funding in the past.	N/A	N/A	TBA
	Allocate CDBG funds toward the capital improvements at a shelter facility run by Tri-Valley Haven for women and children victims of domestic violence.	N/A	N/A	TBA
	Allocate funding for major rehabilitation activities (e.g., roof, HVAC) at Axis Community Health, a community clinic located in Pleasanton.	N/A	N/A	TBA
	Allocate CDBG funds in the longer term to non profit agencies seeking assistance with specific capital improvement projects. Specific projects have not yet been identified but will be considered on a case-by-case basis through the annual CDBG allocation process.	N/A	N/A	TBA

GEOGRAPHIC DISTRIBUTION

Funding for the activities listed in the preceding table will generally be distributed within the City of Pleasanton. However, certain projects receiving funding may be located within other jurisdictions, such as the adjacent cities of Livermore and Dublin, in cases where the agencies serve Pleasanton residents as part of services provided within the greater Tri-Valley area. All activities shown in the preceding table are targeted to serve eligible households that reside within the City of Pleasanton. Certain programs, such as the Mortgage Credit Certificate (MCC) program, are not tracked to a particular geographic locale before specific sites are funded.

ACTIVITY LOCATIONS

For many programs using CDBG funds, such as residential or business rehabilitation, the exact location of the activity is not determined prior to funding the program as a whole. Pursuant to the 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 HCD administers a Rehabilitation Program using CDBG funds for most jurisdictions in the HOME Consortium, although the level of rehabilitation services varies among cities. [The City of Pleasanton may utilize a different contractor, Neighborhood Solutions, to administer its Housing Rehabilitation Program in FY 2006.] 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 PMSA 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.

The rental rehabilitation program is available to those properties in which at least 51 percent of the units are occupied by low and very low income households, or in which 51 percent of the units will be rent-restricted through a rental agreement to qualified low income households after rehabilitation. This program provides below market interest rate loans to property owners to complete the rehabilitation. Tenants' incomes are verified to determine whether at least half of the units are occupied by lower income households. The property's operating budget is also examined to determine the property's long-term financial feasibility.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

See Action Plan Table for this year's activities.

Implementation of the County-wide Homeless Continuum of Care Plan and the Homeless and Special Needs Housing Plan

Alameda County, the City of Berkeley and the City of Oakland and others are actively engaged in a long-term special needs housing planning process known as the Homeless and Special Needs Housing Plan because it seeks to address the housing-related needs of persons with serious mental illness, those living with HIV/AIDS, and those who are homeless. The Homeless and Special Needs Housing Plan process reflects an increased recognition among health care and services agencies throughout Alameda County that affordable housing is crucial to the achievement of public and mental health program outcomes. Without stable, decent, and affordable housing efforts to promote public and mental health among low income populations in the County are compromised. Public and mental health funding investments may be wasted when their clients lose their housing.

The Homeless and Special Needs Housing Plan will address the following areas: homelessness prevention – information and access to housing; transitional planning for discharged clients; and crisis intervention. Housing – expanding the supply of housing; description of the potential housing options or models; and linkage of housing and services, closely and long-term. Services – identification of gaps and barriers; services coordination; preparation of clients to housing tenancy; and long-term services provision.

Additional recommendations may be developed to address the need for detoxification services, shallow or low-rent subsidy for the prevention strategy; code enforcement to ensure adequate housing quality for health maintenance; and access to wage income and training to improve the quality of social service provision in permanent supportive housing to be developed under the plan.

For more detailed information please refer to the Alameda County Homeless and Special Needs Housing Plan.

OTHER PROGRAMS

The Urban County will implement its housing and community development goals through funds generated from federal, state and local sources as well as public and private sources. Additional sources not previously mentioned include in-lieu funds, low income housing tax credits, and foundations.

CITIZEN PARTICIPATION

The City maintains an on-going data base of nonprofit agencies and other parties who have expressed an interest in the CDBG program. The City held two joint application workshops in collaboration with the City of Livermore in December 2005. Notices regarding the workshops were mailed directly to agencies and persons in the aforementioned data base, and notices were also published in the four local newspapers prior to the workshops. At the workshops (which had identical agendas and formats), staff from each city discussed all aspects of the CDBG program and disbursed application packets along with city-specific policy and procedures manuals. [The workshops were also used to provide information and applications on the City of Pleasanton's "City Grant" program.]

CDBG applicants attended meetings before either Pleasanton Human Services Commission (March 1, 2006) or the Pleasanton Housing Commission (March 16, 2006) for funding consideration. The Commissions considered the applications and formulated funding recommendations for consideration by the Pleasanton City Council. The funding recommendations were approved by the Council in a public hearing on April 4, 2006, while the Action Plan was approved by the Council on April 18, 2006. All meetings were noticed in the Valley Times, a newspaper of general circulation, as well as in the Pleasanton Weekly, a local paper that is delivered to all Pleasanton residents. Alameda County also published notices regarding the overall Action Plan (which includes all entitlement cities and the urban county) in ANG newspapers throughout the County. Copies of the draft Action Plan were provided to the main Library and City Hall in Pleasanton for public review. A 30-day public review period, coordinated by Alameda County HOME Consortium, was held from March 27 through April 25, 2006.

PART III. OTHER ACTIONS

BARRIERS TO AFFORDABLE HOUSING

Actions to Overcome or Eliminate the Effects of Impediments to Fair Housing Choice

The City of Pleasanton is an active member of the Alameda County HOME Consortium. In December 2002, the Consortium completed an updated Analysis of Impediments to Fair Housing as part of its fair housing planning program. The document was completed with input from each participating jurisdiction in the Consortium. A Consortium-level approach was felt to be appropriate for this analysis because the constraints to fair housing choice, as well as the opportunities to address these constraints, are common to the jurisdictions in our subregion. The HOME Consortium Analysis of Impediments includes demographic information for each jurisdiction, an evaluation of each jurisdiction's fair housing status, a description of public and private impediments to fair housing choice, and an assessment of current public and private fair housing programs.

The City provides fair housing and housing counseling services to area residents through a contract with ECHO Housing. The City's funding of this service is high on a per-capita basis relative to other communities, and the majority of this service is paid for with local rather than HUD funds. ECHO's services include investigation of housing discrimination complaints as well as educational seminars for housing managers, owners, realtors, and tenants. In the past year, ECHO responded to approximately a dozen inquiries and/or complaints from Pleasanton residents and property owners. ECHO also conducts annual audits of local property owners to verify compliance with fair housing laws such as racial discrimination, familial status, and accessibility for the disabled. The most recent audit, completed in FY 2005, involved testing for racial and ethnic discrimination. These audits help to identify where impediments to fair housing in Pleasanton occur. City staff works with ECHO to address identified impediments. The City began a collaborative effort with ECHO several years ago to provide printed information on below-market housing opportunities in Pleasanton to ECHO clients in an effort to promote access to housing by lower-income persons. ECHO is also conducting a series of home buyer education workshops using meeting space provided by the City at no cost.

In addition to the general services provide through the City's contract with ECHO Housing, the City has been active in the following areas:

- The City has supported a variety of grass-roots efforts over the past decade that have resulted in the construction of new, affordable housing for a wide spectrum of housing needs in the community (family rental, senior, first-time home buyer, disabled, and other special needs). The majority of these efforts have involved local funds. These same materials are used to provide information to the public to promote access to affordable housing in Pleasanton.

- The City sponsors, through an annual contribution of HOME administration funds, the efforts of the East Bay Housing Organization (EBHO)'s "Yes In My Back Yard" program. This program is a public education campaign to address local opposition to and misperceptions of affordable housing. The City has collaborated with EBHO and with other local jurisdictions (e.g., through the Tri-Valley Affordable Housing Committee) for the past several years to conduct a public tour of local affordable housing projects during Affordable Housing Week in mid-June.
- The City has collaborated extensively with its neighbor city, Livermore, over the past decade on housing programs and issues of shared concern. The City contributed HOME funds to purchase a transitional housing facility that serves Tri-Valley residents and has also provided CDBG funding for the Tri-Valley Haven, a shelter for domestic violence victims. [Similarly, Livermore has provided funding for the only community clinic in the Tri-Valley which is located in Pleasanton.] Most recently, the cities of Pleasanton, Livermore, and Dublin collaborated in a joint Section 108 loan application to fund the acquisition and rehabilitation of the Family Crisis Shelter, the only shelter facility for families in the Tri-Valley area. Escrow closed in May 2002 and rehabilitation work was completed in 2003. The facility reopened under its new name, "Sojourner House," and is now managed by Tri-Valley Haven.
- The City has supported an extensive housing rehabilitation program through a partnership with the Alameda County Housing and Community Development (HCD) program. Our contract with HCD has ensured outreach to minority and women contractors as well as local business enterprises. HCD has administered the program for the City and maintains lists of active minority and women owned businesses. These procedures will be carried forward as the City continues the Housing Rehabilitation program with Neighborhood Solutions.
- The City also offers rehabilitation grants and loans through the housing rehabilitation program to assist landlords in removing accessibility barriers to expand rental opportunities for persons with physical disabilities. In addition, the City has used local, State, and HOME funds to construct and or acquire and rehabilitate housing units for rental by persons with physical, mental, and developmental disabilities.
- Pleasanton is a founding member jurisdiction and an active participant in the Tri-Valley Housing Scholarship Program (which has been in existence since 1999). This program, which also involves collaboration with the City of Livermore, offers tenant-based rental assistance to households who are homeless or at risk of being homeless. Subsidies are provided while the head of household is undergoing job training and are gradually phased out after employment is secured. Based on program demographics to date, over 90% of households served are headed by female heads of households. In addition, the majority of clients have been minority households, and a significant percentage have been disabled.
- The City collaborated with other Tri-Valley jurisdictions to establish the "Tri-Valley Housing Opportunity Center" (TVHOC) which opened its doors in September 2005. The

TVHOC functions as a “clearing house,” initially for ownership programs and ultimately for a continuum of housing assistance of different types. The TVHOC is anticipated to increase the efficiency of bringing households in need of housing resources together with the resources that will help them find housing.

HOME’s Minority-Owned/Women-Owned Businesses

The City’s level of activity in working with minority- and women-owned business enterprises (MBE/WBE) is small in terms of the activities funded by federal grants that involve employment of contractors and other businesses. Because of the small size of annual CDBG and HOME grants, the City does not always have a high volume of construction activity. In addition to the MBE/WBE data on HOME-funded projects provided to Alameda County (and included in the data reported in the CAPER for the entire Consortium), the City provides data quarterly to HUD’s Labor office on MBE and WBE activity for projects funded through CDBG, although these statistics are again small. In all projects involving construction contracts, the City uses a contractor list that is developed and maintained jointly with the City of Livermore. The use of this list ensures consistency and a proper level of outreach to minority-owned and women-owned business enterprises in our area.

Racial and Ethnic Status of Persons Assisted

As with MBE and WBE information, data on the racial and ethnic status of persons assisted through HOME-funded activities is provided in the annual CAPER for the Alameda County HOME Consortium. In addition, the City provides detailed data on the racial and ethnic status of persons assisted through the City’s CDBG program in its own section of the CAPER. These data are required by the City to be collected and maintained by subrecipients as a condition of CDBG funding. The data typically are representative of the demographics of the Tri-Valley subregion in which Pleasanton is located.

Funding

One of the significant barriers to affordable housing in Pleasanton and the surrounding region is the high cost of developing and maintaining affordable housing. The City of Pleasanton will apply CDBG, HOME, and City Housing funds toward affordable housing projects and programs in FY 2006. The City has also monitored the availability of specialized grants for housing development. For example, the City received a \$300,000 competitive grant in 1997 through the State Developmentally Disabled Services - Rental (DDS-R) program to provide four units within the aforementioned Promenade apartments project for rental by very low income persons with developmental disabilities in cooperation with the Regional Center of the East Bay. As noted earlier, the City successfully applied for \$450,000 in state HELP funds in FY 2004 to start a down payment assistance program to promote increased home ownership in Pleasanton. A new application for HELP funds was submitted and approved in 2005 to provide gap financing for the City’s assisted living facility project. The City will also continue to utilize its Housing Fund

(supported through payment of the Lower Income Housing Fee by developers) to finance activities promoting affordable housing.

Land Costs

The City does not have ownership of many parcels of land at the present time. Therefore, the market cost of land is posing an increasing constraint to new affordable housing development in which the City has direct involvement. However, the City has worked and will continue to work with individual developers and with the owners of large land holdings to attempt to reserve additional sites for affordable housing development during the five-year Strategic Plan period. As described earlier, the City was recently successful in negotiating a 15 percent set-aside of affordable housing units (31 rental units for low and very low income households; 56 ownership units for low income first-time home buyers) on a 200 acre portion of the 500 acre Bernal property south of the Alameda County Fairgrounds, which will ultimately accommodate a total of 581 new housing units and new commercial development. This agreement also resulted in the dedication of the remaining 318 acres to the City of Pleasanton for "public uses." The acquisition of this land will provide the City with new flexibility and opportunities to consider options for new housing development should future conditions and community needs warrant. The recent adoption of an Inclusionary Zoning Ordinance, accompanied by an updated General Plan Housing Element (April 2003), are beginning to yield positive results in the form of discussions of possible land dedication in lieu of builders providing affordable housing units.

Housing Development Costs

The City will continue to work to offset the costs of housing development by waiving certain City fees for affordable rental and ownership housing units and by providing various types of subsidies through the use of its Lower Income Housing Fund. The example was cited earlier in this report of extensive fee waivers that have been granted in the past to defray development costs and promote affordable housing construction.

Community Perceptions of Affordable Housing

A continuing impediment to affordable housing development is the sometimes negative perception of affordable housing held by many members of the public. The City of Pleasanton provides funding to East Bay Housing Organizations (EBHO) to implement an on-going "Yes In My Back Yard" program which is aimed at improving people's perceptions and understanding of affordable housing. The goal is to foster greater acceptance of new affordable housing so that negative public sentiment is not an impediment to the City's efforts to create and maintain its affordable housing stock.

In conjunction with other Tri-Valley cities, the City of Pleasanton will work with EBHO in FY 2006 in activities related to Affordable Housing Week, held annually in May or June. This will include media presentations, affordable housing tours, and other activities focusing specifically

on affordable housing efforts past, present, and future in the Tri-Valley area. As the focus of Affordable Housing Week this year, the City will work with other Tri-Valley jurisdictions to highlight the appointment of the first board of directors and the first successful buyer from the Tri-Valley Housing Opportunity Center cited earlier.

The City has also recently begun to work with local housing advocacy groups such as Citizens for a Caring Community (CCC) and the Tri-Valley Interfaith Poverty Forum (TVIPF), a consortium of representatives of local churches. These groups have adopted the issue of affordable housing in the Tri-Valley area as the focus of their organizational efforts. In collaboration with EBHO, the groups held a workshop on affordable housing issues in 2005. The event was widely attended by a diverse representation of community residents and leaders. City staff will continue to work these groups in FY 2006 to promote the benefits of affordable housing in the community.

The Pleasanton Housing Commission has sponsored similar workshops to promote the understanding of affordable housing, particularly financing issues. A 2002 workshop was oriented specifically to our local community and targeted decision makers as well as community partners and the general public. The City collaborated with other cities in the Tri-Valley area to sponsor another housing forum in August 2002. The latter event was widely attended and featured Congresswoman Ellen Tauscher as a key-note speaker. [Congresswoman Tauscher was instrumental in the establishment of the Tri-Valley Housing Opportunity Center.]

In 2004, the City's Housing Commission initiated planning for a region-wide symposium on senior housing and services. This concept eventually became a series of symposia that will be offered on a regular basis through local libraries in the Tri-Valley area. The focus of the series will be to provide information and resources to individuals and families seeking assistance on matters related to housing and services for seniors in the area.

Areas of Minority Concentration

Pleasanton is a small, relatively young city and has traditionally not had any areas in which minority groups reside in significant concentration. Consequently, the City has not found a need to adopt any specific geographic strategies to ensure that the community needs of minorities are met. The City will continue to monitor Pleasanton's demographics in the future and will modify its policies as needed to address this issue. In addition, the City will continue to work with agencies such as Axis Community Health which serve disproportionate numbers of minority individuals and families and provide good opportunities for outreach.

LEAD-BASED PAINT HAZARD REDUCTION

The Alameda County Lead Poisoning Prevention Program (ACLPPP), a department of the Alameda County Community Development Agency, plays a primary role in addressing prevention and treatment of lead poisoning county-wide. Its lead hazard reduction program is focused within the County Services Area (CSA), the special district which funds lead poisoning prevention efforts in the Cities of Alameda, Berkeley, Emeryville, and Oakland. Pleasanton is not currently a member of the CSA.

Resource Development

ACLPPP provides technical assistance to local agencies to encourage the incorporation of lead-safe practices into existing and planned programs affecting health, housing and environmental health. In order to achieve the Federal and State 2010 goal for the elimination of childhood lead poisoning, significant resources will be needed to educate property owners of their responsibilities, develop a trained construction workforce, provide financial assistance for low-income privately-owned housing and develop a compliance infrastructure of local agencies.

ACLPPP applied under the FY 2005 SuperNOFA for funds to continue the Lead Hazard Control Grant Program and Healthy Homes Demonstration Project and is seeking out additional resources, opportunities and partnerships to support the 2010 goal.

Integration into Related Programs

The Housing and Community Development Department conducts lead-based paint inspections on tenant-based rental assistance for HOME and HOPWA units built before 1978 on an annual basis. Units that are managed by the Alameda County Housing Authority also conduct lead inspections as a part of the Housing Quality Standard (HQS) Inspections for all Shelter Plus Care participants. Lead-based paint inspections would also take place for any homeownership programs administered by HOME, CDBG, Alameda County Housing Trust Fund and Redevelopment funding. Each HOME jurisdiction also has its own lead-based paint inspection program and requirement that are in compliance with HUD regulations.

Other Housing-Related Environmental Programs

In February 2002, ACLPP was awarded \$850,000 from HUD to conduct a three-year demonstration project combining a housing/environmental approach with the medical model. The goal of the demonstration project is to reduce the severity of attacks and the frequency of emergency visits for children 1-12 years of age with respiratory distress. The project has established a system of coordination among the identified partners to reduce the fragmentation of current services for asthma treatment. Housing-based interventions and education addressing asthma triggers and safety issues in the home environment have been carried out. The evaluation

of the housing and education interventions and their impact on children's respiratory health is currently being evaluated.

ANTI-POVERTY STRATEGY

The majority of programs that are aimed at addressing poverty are coordinated at the County level. For example, the Section 8 housing subsidy voucher program is coordinated in Pleasanton through the Housing Authority of Alameda County (HACA) and is an essential piece of the anti-poverty strategy countywide. In FY 2006, the City will continue to consider supporting requests by residents of subsidized housing complexes serving families, seniors, and the disabled to receive additional rent subsidies.

As described earlier, the City of Pleasanton, in collaboration with the City of Livermore and Tri-City Homeless Coalition (which recently merged with Allied Housing, Inc.), implemented a Housing Scholarship Program for Tri-Valley residents in FY 1999. The program is modeled on the City of Fremont's successful program. Administration of the program by Tri-City Housing Coalition is being funded through a CSBG grant awarded by the Alameda County Associated Community Action Programs (ACAP). Rent subsidies are being funded by each local jurisdiction using federal HOME funds and local sources. As noted in the preceding table, the City will apply CDBG funds (and possibly City General Funds) to provide case management services to program clients in FY 2006.

In 1996, the City of Pleasanton established an Economic Vitality Committee (formerly known as the Economic Development Advisory Commission), or EVC, to promote economic development in Pleasanton. A new staff position of Economic Vitality Manager was created in 1994. This individual currently works to coordinate the efforts of the EVC, which works closely with the Pleasanton Chamber of Commerce and the Pleasanton Convention and Visitors Bureau to promote increased economic development and community job retention.

The City of Pleasanton has had a high degree of success in recent years attracting new retail commercial, office, and industrial development. Charles Schwab recently completed a large corporate center adjacent to I-680 near the Stoneridge Mall. PeopleSmart, a large computer software company (which was recently acquired by Oracle), relocated its corporate offices to Pleasanton several years ago and recently completed several new buildings. The Walmart, Home Depot, and Rose Pavilion centers have drawn new businesses and created new employment opportunities for residents. A new Sears store was recently added as the fifth major anchor tenant at the Stoneridge Mall, and an addition is planned that will accommodate a newly-constructed Nordstrom store. Significant additional new commercial, office, and industrial projects have recently begun construction as conditions economically favorable to new commercial development have returned to the area.

INSTITUTIONAL STRUCTURE

The City of Pleasanton hired a Housing Specialist in 1995. This position has had the responsibility for coordinating a variety of housing related efforts that were formerly distributed among various City departments and contract agencies, including administration of the CDBG and HOME programs as well as local housing programs. This staffing change has significantly improve the City's ability to coordinate and deliver housing services during the past five years. A half-time intern position was added in 2003 and is expected to provide further improvements during the next five year period.

PUBLIC/PRIVATE COORDINATION

The City of Pleasanton completed a comprehensive update to its General Plan in 1996, including a revised Housing Element. The preparation of a revision to the Housing Element was recently completed, and certification by the State was received in April 2003. The identification of specific sites for future affordable housing development and the refinement of affordable housing policies and programs were a key factor in the current Housing Element Update. With the planned revisions, up-to-date housing policies will be in place in FY 2006 and subsequent years to guide City programs for affordability, preservation, discrimination, and other housing and community development issues. The City was an active participant with the Association of Bay Area Governments (ABAG) in the most recent establishment of updated housing affordability targets for the Bay Area region. These targets were incorporated into the updated Housing Element.

The City of Pleasanton will coordinate CDBG, HOME, and City funding sources, such as the Lower Income Housing Funds and General Funds, to provide housing programs, public service assistance, capital improvement assistance, and economic development opportunities to the community during the next five years.

The City of Pleasanton's Human Services Commission meets monthly to coordinate the delivery of services (including housing) to lower income residents and special needs groups in the area in cooperation with "Interact," a body comprised of representatives of each of the social service agencies in the Tri Valley area. Approximately twice yearly, the Commission holds a special, joint meeting with the City of Livermore Human Services Commission. The purpose of these joint meetings is to coordinate the delivery of services in the greater Tri Valley area.

The Human Services Commission also collaborates twice each year with the City's Housing Commission to conduct a joint review as part of the annual process of allocating CDBG funds. This collaborative efforts, begun in 1996, has helped to improve the coordination of assistance to housing and services in the area and has helped to simplify the process of allocating funds to local non-profits, thereby improving service delivery.

In 1998, the City of Pleasanton joined with the City of Livermore and with Allied Housing (a nonprofit housing developer) to implement the new Tri-Valley Housing Scholarship Program discussed earlier. This program, which is now administered by Tri-City Homeless Coalition, is part of a series of collaborative efforts that have improved the delivery of housing and services to Tri-Valley residents.

The City of Pleasanton has continued to take a lead role in the activities of the Tri Valley Affordable Housing Committee (TVAHC), which is made up of representatives of cities in the Livermore Amador Valley area (Pleasanton, Livermore, Dublin, San Ramon, and Danville). The TVAHC has actively participated in annual outreach activities promoting public awareness of affordable housing in the Tri-Valley area, working with the East Bay Housing Organizations (EBHO). In addition, the TVAHC recently initiated the successful establishment of the Tri-Valley Housing Opportunity Center (TVHOC). The TVHOC serves as a “clearing house,” initially for ownership programs and ultimately for a continuum of housing assistance of different types in the Tri-Valley area.

PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES

The City currently administers two below-market rent senior housing projects: 1) Ridge View Commons (200 units; owned by a private non-profit), and 2) Kottinger Place (50 units of HUD-subsidized Public Housing; owned by the Pleasanton Housing Authority). Ridge View Commons was opened in 1989, and the current operating budget (which includes an ample replacement reserve) is deemed sufficient to maintain current levels of maintenance and service to residents. City Housing staff recently completed a refinancing of the existing \$8 million mortgage with CalHFA. This restructuring will ensure the continued financial well-being of the project.

As part of an on-going program, the City has allocated CDBG and City Housing Funds for several years to make facility improvements at Kottinger Place, which is 34 years old. Past improvement projects include reroofing, repainting, installation of new doors, and landscape rehabilitation to decrease maintenance costs. This program will continue in FY 2006 with an emphasis on interior and exterior rehabilitation improvements. A \$260,000 federal CIAP grant was awarded to the project in 1996 and construction was recently completed on modernization improvements at Kottinger Place. The complex now receives an annual allocation of Capital Funds from HUD (approximately \$60,000 per year) which is enabling improvements to both the physical and operational aspects of the project.

In November 2003, the City Council approved a 11-member task force to study the potential for redeveloping Kottinger Place. This is part of a long-term effort to plan for the eventual replacement of these units, which comprise the only housing units administered by the Pleasanton Housing Authority. The project may also involve an adjacent senior development, Pleasanton Gardens (40 units located across the street at 251 Kottinger Drive).

The task force includes representatives from the Housing and Parks and Recreation Commissions as well as six at-large members. The group met regularly during 2004 and 2005 and obtained consultant services to analyze processing and financing issues for the project. In early 2005, the City Council reviewed information collected by the task force and confirmed its interest in moving forward with the project. The task force is considering replacing one or both of the existing developments with a larger number of units, using the current affordability levels as a minimum for any future project. Due to the scope of this project, it will likely extend beyond the term of the five-year Consolidated Plan.

No resident initiatives are deemed necessary in the five-year period. However, the City continues to work with the Pleasanton Housing Authority on the preparation of annual Housing Authority Agency Plan update required by HUD. The City will continue to coordinate with the Housing Authority during the coming five-year period.

PART IV. MONITORING STANDARDS AND PROCEDURES

The City of Pleasanton conducts regular monitoring of subrecipients that receive federal funds. The City's monitoring plan begins with the execution of City/Subrecipient contracts and the filing of required environmental documentation for subrecipients which were allocated funding through the public participation process. Once these documents are in place, the City notifies subrecipients of funding availability effective the beginning of the fiscal year. Subrecipients that will hire a contractor are advised regarding required documents and procedures. During the course of the fiscal year, the City receives invoices for program-related expenses and arranges for payment. At that time, any fixed assets purchased with federal funds are entered into a computer data base to establish a tracking record.

City staff conducts an annual monitoring visit which generally occurs in the last quarter of the fiscal year or, for major capital improvement projects, upon project completion. Visits are typically conducted at the site of the project or in the administrative office of the subrecipient. Prior to the visit, staff sends the subrecipient a list of all assets acquired to date with federal funds so that the current status and disposition can be listed prior to the meeting. Monitoring visits include discussion of any issues specific to the project, review of compliance with applicable federal requirements, and a visual confirmation of fixed assets purchased with federal funds. Following the monitoring visit, a follow-up letter is sent to the subrecipient to provide a written record of the visit and, if applicable to list any findings and required actions.

The City of Pleasanton received positive recognition from HUD for its subrecipient monitoring procedures through a "Best Practices" award that was received in 1997.

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

Funding Source	Support Application 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
Public Housing Development	Y
Public Housing MROP	Y
Public Housing CIAP	Y
LIHTC	Y

GENERAL CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the City of Pleasanton certifies that:

Affirmatively Further Fair Housing -- It will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the City of Pleasanton, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days

after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the City of Pleasanton's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts,

subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the City of Pleasanton possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

<hr/>	<u>May 5, 2006</u>
Signature/Authorized Official	Date
 Assistant City Manager	
<hr/>	
Title	

SPECIFIC CDBG CERTIFICATIONS

The City of Pleasanton certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year 2004, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The City of Pleasanton will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the City of Pleasanton certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

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

_____	<u>May 5, 2006</u>
Signature/Authorized Official	Date

Assistant City Manager	
Title	

SPECIFIC HOME CERTIFICATIONS

The City of Pleasanton certifies that:

Tenant Based Rental Assistance -- If the City of Pleasanton intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the City's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

<hr style="border: none; border-top: 1px solid black;"/>	<u>May 5, 2006</u>
Signature/Authorized Official	Date
 Assistant City Manager	
<hr style="border: none; border-top: 1px solid black;"/>	
Title	

APPENDIX TO CERTIFICATIONS

Instructions concerning lobbying and drug-free workplace requirements:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the City of Pleasanton is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the City of Pleasanton knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the City of Pleasanton does not identify the workplaces at the time of application, or upon award, if there is no application, the City of Pleasanton must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the City of Pleasanton's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the City of Pleasanton shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The City of Pleasanton may insert in the space provided below the site(s) for the

performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

**123 Main Street
Pleasanton
Alameda County
California 94566**

**157 Main Street
Pleasanton
Alameda County
California 94566**

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).