
**HOUSING AND
COMMUNITY DEVELOPMENT
STRATEGIC PLAN
FY 2005 - FY 2009**

CITY OF UNION CITY

***ALAMEDA COUNTY
HOME CONSORTIUM***

MAY 2005

PART I. PRIORITY AFFORDABLE HOUSING NEEDS

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

Priority Analysis and Obstacles to Meeting Underserved Needs

The need for affordable rental housing in Alameda County has increased dramatically in the past five years. The need far exceeds the supply of affordable rental housing in the Alameda County HOME Consortium. The Alameda County HOME Consortium Housing Needs Analysis indicates that the majority of low income rental households (earning 80 percent or less of the area's median income) spend more than 30% of their incomes on housing costs.

Affordable housing is in short supply throughout the County. Very high cost housing markets further reduce the supply of affordable housing. For the past year rent increases have leveled off. Vacancy rates have remained at 6%. The supply of affordable housing has not kept up with the current demand. It is anticipated that housing costs will continue to climb through 2010.

The 2000 Census indicates that there are over 54,992 low income renters in the Alameda County HOME Consortium. The need for affordable housing is especially acute among extremely low income renters (30% of median income). Over 75% of extremely low income renters have difficulty finding housing that they can afford. Almost all (95%) extremely low income renters with large families have problems finding affordable housing.

Alameda County HCD completed an update of its *Inventory of Subsidized Rental Housing in Alameda County* in May 2001. In Alameda County, there are 18,695 rental housing units with long-term affordability and income restrictions (project-based units). In addition, the majority of the available supply of units are smaller units, more suitable for singles, elderly and smaller households than for larger families. Of the total designated subsidized units, 8,106 units are designated for family housing, 6,437 units are designated for senior housing, 1,551 are Single Room Occupancy (SRO) units, and 842 units have been identified as accessible to people with disabilities (these units often overlap with other types of housing). Classifications are unknown for 1,759 units.

In the four year period between updates to the Inventory (1997 - 2001) a total of 426 designated subsidized rental units were added to Alameda County's affordable housing stock an increase of 2%. The units are located in several cities: Alameda - 27 units; Berkeley - 180 units, Dublin 57; Emeryville - 154 units; Fremont - 8 units; Hayward - 95 units; Livermore - 218 units; Oakland - 1,581 units, Pleasanton - 144 units; San Leandro - 55 units; and Union City - 172 units. During this time period 2,495 designated units were lost due to expiration of subsidized units (opt-out) and demonstration of large public housing projects. Oakland has lost 1,263 units of subsidized rental housing; Berkeley - 772 units and Pleasanton - 278 units.

According to the California Housing Partnership Corporation, there are nineteen projects with 1,691 project-based Section 8 rental units within Consortium jurisdictions that could face conversion to market rents in the next five years (FY 05-09). The Alameda County Subsidized Housing Inventory (2001) shows that between 1997 and 2001 there was net gain (6%) of 196 affordable, restricted rental units for very low income individuals and families. Action still needs to be taken to preserve the affordability of potential “opt-out” units, so that they do not convert to market-rate housing. Given the large unmet affordable housing needs in the County, even with the current supply of below-market rate rental housing, it is essential that the current supply be preserved. As developments “opt-out,” very low income families will be facing an increasing risk of becoming homeless, doubling up in overcrowded conditions and/or paying precariously high percentages of their incomes for housing.

Objectives

Increase the number of rental housing units affordable to extremely-low-, low- and moderate-income households through rehabilitation of existing units, construction of new units, and additional Section 8 Certificates and vouchers. Leverage available funding from HOME, Redevelopment Housing Set-aside, HUD Section 8, and other state, federal and private sources as they may become available.

Proposed Accomplishments

I New Section 8 Assistance Certificates and Vouchers

The Housing Authority of Southern Alameda County administers the Section 8 Assistance Certificate and Voucher Program in Southern Alameda County, including Union City. The program provides assistance to low-income tenants through rent subsidies which are paid directly to the landlord. The Housing Authority expects to issue 200 new certificates and vouchers to low-income households in Union City over the next five years.

I New Construction of Affordable Housing

The City will utilize Redevelopment Housing Set-Aside and HOME funds, leveraged with other private and public funding sources and the enforcement of the city’s Inclusionary housing ordinance to develop housing affordable to low- and moderate-income households on a case-by-case basis. It is expected that 360 affordable units will be developed in the next 5 years.

I Redevelopment Affordable Housing Production

The Agency will work with private developers building housing in the Redevelopment Project Area to insure that 15% of housing is affordable to low- and moderate-income households.

I Phase II Senior Housing Project

The Redevelopment Agency is in the process of developing affordable senior housing immediately adjacent to the City’s new Senior Center. 84 units of very-low income independent senior housing units have already been built in the initial phase. For Phase II, 28 more affordable assisted senior units will be completed in Fall 2005.

I Mission Boulevard Affordable Housing Project

The City’s Redevelopment Agency is working with Mid Peninsula Housing to develop the Mission Gateway project on Mission Boulevard. The project will include 120 units of affordable family housing for very-low and low income households. This project will be completed in Spring 2006.

Goals

The goals presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on current and projected need, availability of financial and other resources, and regular re-assessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
Promote the production of affordable rental housing by supporting the acquisition, rehabilitation, and new construction of units by non-profit developers. A combination of funds will be used, including federal, state, and local housing program funds.	One hundred forty-eight (148) units of affordable rental housing will be constructed in the City during 2005-2009. Of those units, 88 will be Very-low income, 43 will be low income and 17 will be moderate income.	1. There will be 55 unit-years of affordability in rental projects, based on the investment of public dollars.
Insure the inclusion of affordable rental housing by the private sector in new housing developments. Support the development of high density rental housing in conjunction with BART stations and other transit centers including a portion of the units as affordable to Very-low income and low income households.	Approximately 400 units of rental housing is anticipated to be built at or near the City’s Intermodal Station, by BART. At least 15% (60 units) will be required to be affordable, 24 units for very low income households and 36 units for low-income households.	1. There will be 55 unit-years of affordability in rental projects, based on the requirements of the City’s Affordable Housing Ordinance.

GEOGRAPHIC DISTRIBUTION

Programs listed above are available City-wide, unless targeted within the Redevelopment Project Area or attributed to a specific project.

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

Priority Analysis and Obstacles to Meeting Underserved Needs

The Alameda County HOME Consortium Housing Market Analysis describes the condition of the Consortium's housing stock, including the existence of substandard rental and ownership housing. According to data collected from the U.S. Census in 2000, about 43% of rental housing stock and 34% of the owner housing stock in the Urban County were defined as having housing problems.

The incidence of lead paint hazards in the County's older housing stock, which poses dangers for young children living in those dwellings, has been documented in the Consortium's Housing Needs Assessment.

The Housing Needs Assessment also shows that low-income households in the HOME Consortium are highly likely to pay more for housing than they can afford and have other housing related problems. These housing related problems include overcrowding of units, substandard plumbing and electrical, inadequate kitchen facilities, low numbers of affordable units and high rents. The affordability problems facing low income renters in the Consortium were summarized under the previous Priority and more fully discussed in the Housing Needs Assessment Section.

Many low income homeowners cannot afford the substantial costs involved in rehabilitating their homes. In Alameda County's Owner Rehabilitation Program the average cost of major rehabilitation projects is \$30,000 per unit. The program has seen an steady increase in costs in recent years as the cost of building materials and labor increases. According to the CHAS data book compiled for the 1995 Consolidated Plan there are 38,575 elderly homeowner households in the HOME Consortium area; of those households, close to 31% were extremely low and low income households. The significant rehabilitation needs of the low and moderate income owner occupied stock makes programs to preserve that supply a priority.

Loss of Housing Stock

According to the California Housing Partnership Corporation, there are nineteen projects with 1,691 project-based Section 8 rental units within Consortium jurisdictions that could face conversion to market rents in the next five years (FY 05-09). The Alameda County Subsidized Housing Inventory (2001) shows that between 1997 and 2001 there was net gain (6%) of 196 affordable, restricted rental units for very low income individuals and families. Action still needs to be taken to preserve the affordability of potential "opt-out" units, so that they do not convert to market-rate housing. Given the large unmet affordable housing needs in the County, even with the current supply of below-market rate rental housing, it is essential that the current supply be preserved. As developments "opt-out," very low income families will be facing an increasing risk of becoming homeless, doubling up in overcrowded conditions and/or paying precariously high percentages of their incomes for housing.

Unless action is taken to preserve the affordability of these units, they will convert to market-rate housing. Given the large unmet affordability needs in the county, even with the current supply of below-market rate rental housing, it is essential that the current supply be preserved.

Objectives

Maintain programs to monitor, preserve and improve existing housing units that are currently affordable to very-low-, low- and moderate-income households. Leverage available funding from the CDBG Program, Redevelopment Housing Set-Aside, and HUD Section 8 Certificate Voucher Program.

Proposed Accomplishments

I Preservation of Existing Affordable Units

Staff will continue to work with the County, the Housing Authority, and HUD in monitoring currently affordable units that may be at risk of opting out.

I Minor Home Repairs for Owner Occupied Units

Union City's Minor Home Repair Program activities for owner-occupied units provides grants ranging from \$500 to \$2,000 from CDBG funding for the following: minor home repairs, exterior paint and clean-up, improved accessibility, seismic retrofit and security locks. Alameda County HCD provides the rehabilitation services, which includes inspections, construction monitoring, and outreach. This arrangement allows for broader marketing of the loan and grant program. Approximately 200 very-low- and low-income households will be assisted over the next five years.

I Major Owner-Occupied Housing Rehabilitation Program

Union City's Major Owner Occupied Housing Rehabilitation activities include low interest rehabilitation loans of up to \$35,000 for repairs and improvements to owner-occupied units. Funding comes from the CDBG Program. Approximately 25 very-low- and low-income households will be assisted over the next five years.

I Mobile Home Grant Program

The Mobile Home Grant program provides grants from the CDBG Program for rehabilitation or seismic retrofitting of owner-occupied mobile home units. the grants range from \$500 to \$2,000. The program will assist approximately 15 very-low- and low-income households in the next five years.

Goals

The goals presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on current and projected need, availability of financial and other resources, and regular re-assessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
Provide Minor Home Repair assistance to low and moderate income homeowners in order to maintain and preserve their housing.	Complete 175 Minor Home Repairs for low income residents.	1. Eliminate at least one significant health and safety deficiency as a result of housing rehabilitation, defined by local codes, in 175 housing units.
Promote the preservation of existing owner housing stock occupied by low and moderate income households.	Complete 25 rehabilitations of low income single-family homes in the City.	1. Reduce the number of derelict properties & other blighting influences as a result of code enforcement and/or rehabilitation by 25 properties over 5 years.
Promote the preservation of existing Mobile home stock occupied by low and moderate income households.	Rehabilitate up to 50 units of affordable mobile homes in the City.	1. Reduce the number of derelict properties & other blighting influences as a result of code enforcement and/or rehabilitation by 50 properties over 5 years.
Use all resources available to preserve restricted or subsidized housing that could potentially opt out or expire; in order to keep units affordable.	<i>The City does not currently have any restricted housing that could potentially opt-out or expire in order to keep units affordable.</i>	N/A

GEOGRAPHIC DISTRIBUTION

All programs listed are available to eligible households throughout Union City.

Priority: Assist low and moderate income first time homebuyers.

Priority Analysis and Obstacles to Meeting Underserved Needs

The Alameda County HOME Consortium Housing Needs Analysis documented that a sizable proportion of households earning moderate income (80% of median income) spend over 30% of their incomes on housing costs. This is partly due to the long-term trend of Bay Area household incomes not keeping pace with increasing rental and ownership costs. The gap between median incomes and median home prices is sizable. In 2004, according to HUD, the median household income (for a family of four) for Alameda County was \$82,200, while the median home price was \$495,000 (California Association of Realtors). The Housing Needs Analysis showed that a household needs an income of at least \$110,000 to afford the median priced home, in the absence of special lending or government programs. The median household could afford to purchase a house for about \$365,000 without any outside subsidy assistance. Only 14% of Alameda County residents can now afford to buy a home without assistance.

With the high cost of ownership housing, it is very difficult for even moderate income households to become homeowners in Union City. Initial downpayment and closing costs, as well as high on-going mortgage and related costs, are significant barriers to home ownership. Higher rents than average in the area make accumulation of initial capital needed even more difficult. First time home buyers, with no equity windfall from the sale of a previous home, are

not able to accumulate enough money for a down payment on a house. Consequently, they are moving further out of the urban areas in order to afford a home – reducing economic vitality, adding to jobs/housing imbalances, and increasing congestion and environmental concerns.

Objectives

Assist moderate- and middle-income first time homebuyers through participation in the Mortgage Credit Certificate (MCC) Program, targeted Redevelopment Projects and First-Time homebuyer programs.

Proposed Accomplishments

I Mortgage Credit Certificate (MCC) Program

The City of Union City will continue to annually contribute Redevelopment Housing Set-Aside funds towards the administrative costs of the MCC program, which is administered by the County of Alameda HCD Program. The MCC program allows low- and moderate-income home buyers to deduct 20% of their annual mortgage interest payments on their federal income tax returns. This effectively reduces the dollar amount of their monthly mortgage payments, helping the first time home buyer qualify for a higher loan amount. Approximately 20 certificates are expected to be issued to Union City low- and moderate-income homebuyers during the next five years.

I PSSC Project

The former Pacific States Steel site is being redeveloped to include housing, including 31 affordable moderate income condominiums. The units, to be built in phases, are anticipated to be completed in 2007.

I Summerhill Homes Project

This project, located on the west side of town, will provide 28 affordable units – 4 low-income and 24 moderate-income. Completion is slated for 2006.

I First Time Homebuyer/Down Payment Program

The City of Union City is working with non-profit providers, local realtors and lenders to fine tune its beginning down payment assistance program. While some assistance, funded by the City's Redevelopment Agency, has been provided, very high existing resale home prices are impacting the program. It is anticipated that the program will be fine tuned to aid first time buyers, either through direct assistance or new homeowner education.

I Intermodal Station

The future Intermodal Station, to be developed by the adjacent BART Station and the former PG & E pipeyard and near the aforementioned PSSC site, will be a transportation hub with high density commercial and residential development. The station area will

include approximately 900 residential units, both rental and ownership units, 15% of which will be affordable to very-low, low and moderate income households.

These units, to be developed by various developers in partnership with the City and Redevelopment Agency, will be developed in phases, likely through 2010.

Goals

The goals presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on the current and projected need, availability of financial and other resources, and regular re-assessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
Continued participation in Mortgage Credit Certificate (MCC) Program administered by HCD.	Assist 20 low and moderate income first-time homebuyers.	1. 1% annual increase in the home ownership rate in the City.
Provide home ownership assistance through new construction of housing and down payment assistance programs.	Insure the private development of 19 low-income and 115 Moderate income affordable homes for purchase.	The units will be reserved as affordable through the use of resale restrictions, based on the requirements of the City's Affordable Housing Ordinance.

GEOGRAPHIC DISTRIBUTION

All of the aforementioned projects are located throughout the City.

Priority: Reduce housing discrimination.

Priority Analysis and Obstacles to Meeting Underserved Needs

The Alameda County HOME Consortium Housing Market Analysis shows that Alameda County is racially and ethnically diverse. In 2000, over half of the population was people of color. By the 2010 people of color communities will be in the majority. Eden Council for Hope and Opportunity (ECHO Housing), a local fair housing advocacy organization, reports in recent years it has received increased numbers of fair housing complaints which charge discrimination based on race, ethnicity, family composition and size. Housing Rights, Inc. is a fair housing counseling organization serving the northern county jurisdictions of Albany, Emeryville and Piedmont, has had the same experience. A review of the complaints received by ECHO Housing, Housing Rights, Inc. and Sentinel Fair Housing and audits by the agencies indicates that the issues identified above have been consistently identified in the recent past as the basis for complaints.

According to California Department of Finance estimates, people of color populations in Alameda County as a whole are projected to grow from 51.2% of the total population in 2000 to 63.0% in 2010. The fastest growing group is Asian/Pacific Islanders, whose share in the County is projected to grow from 20.4% in 2000 to 25.2% in 2010. The Hispanic population is projected to increase from 19% in 2000 to 20.8% in 2010. The African American population, which was the largest single people of color population in 1990, is projected to become the third largest (16.6%) in 2010.

Fair housing services are provided to reduce housing discrimination. Services include housing counseling to tenants and landlords on their rights and responsibilities; investigating complaints of housing discrimination; dispute mediation and resolution; along with education and training for realtors and property owners on fair housing laws. Tenant and landlord counseling also include information and referral, mediation/attempted reconciliation, and referral to attorneys or small claims court.

Despite increased knowledge of fair housing law and continued community efforts, discrimination continues to exist. The discrimination has also become much more subtle. In tight housing markets, investigating complaints is harder due to the speed at which vacancies are filled and the hesitancy of tenants to complain due to fear of losing their housing. It also gives the landlords the ability to pick and choose among prospective tenants, which may lead to increased illegal discrimination.

Objectives

Continue to support programs that reduce housing discrimination by investigating complaints, counseling tenants and landlords, and educating multifamily housing owners and managers.

Proposed Accomplishments

I Fair Housing/Complaint Investigation Services

Union City contracts with ECHO Housing for fair Housing/complaint investigation services throughout the City. The service is funded by CDBG and includes information and outreach to owners, renters and buyers on their rights and obligations and support services available in the community. Based on prior years' caseload, Union City expects approximately 50 complaints of discrimination based on race, children, and sexual orientation will be investigated over the next five years.

I Tenant/Landlord Counseling

Union City contracts with ECHO Housing for tenant/Landlord counseling throughout the City. The service is funded by CDBG and the program includes mediation services provided by housing counselors and referrals to other agencies, as necessary. Based on prior years' caseload, Union City expects that counseling will be provided to 400 households over the next five years.

Goals

The goals presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on current and projected need, availability of financial and other resources, and regular re-assessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
Reduce housing discrimination through provision of fair housing and landlord/tenant services.	Approximately 50 clients will receive fair housing counseling services and 400 clients will receive tenant/landlord counseling services.	N/A

GEOGRAPHIC DISTRIBUTION

All programs listed are available throughout the City of Union City.

PART II. PRIORITY HOMELESS NEEDS

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.

Priority Analysis and Obstacles to Meeting Underserved Needs

Homeless and low income people are at greater risk for developing nutrition-related diseases, including diabetes, cancer, and heart disease. Homeless people with one disability are also at greater risk for developing other disabilities. Many homeless people are dually or triply diagnosed with physical health, mental health and alcohol and drug (AOD) problems. They typically receive health treatment through the public system of care, and only when their needs become acute, requiring expensive treatment. Improving the delivery of health services will reduce the numbers of people who continue to cycle through periods of homelessness and reduce the high costs of acute medical, in-patient substance abuse, and psychiatric treatment.

In order to compete in today's evolving job market; many homeless people need job training or retaining, followed by placement into "living wage" jobs. Due to their unique circumstances, training and placement for homeless people must also be matched by basic services such as appropriate clothing and literacy training, as well as intensive services such as transportation, child care, on-going job mentorship, counseling and substance abuse treatment. Homeless families not only need job assistance for the adult wage earner(s) but for other family members as the household transitions to work and its demands.

Alameda County annually submits a Consolidated Application in response to HUD's annual Continuum of Care SuperNOFA. In partnership with Cities of Berkeley and Oakland, Alameda County convenes a process to involve the community in identifying needs and establishing priorities for submission of the application. The process works in concert with the Continuum of Care Plan and the Multi-Plan, which are used as reference tools throughout the process.

The Continuum of Care Super NOFA has been a crucial funding source for growing and maintaining the permanent and transitional housing for homeless in Alameda County. It has provided funding for some of Alameda County's most successful homeless projects. However, the amount of renewals in Alameda County has exceeded our funding allocation and does not allow room for expansion of the transitional and permanent housing system.

SHP renewals will have a major impact on the ability of the Continuum of Care to maintain the existing homeless services. In Alameda County, it is projected that SHP allocations for the next

several years will amount to about half of what is needed to renew existing homeless services provider grants. Because of this, the community is continuing to redesign the Continuum of Care for Alameda County. The Multi-Plan will include increased efforts to diversify funding sources for homeless providers; collaborating, combining and/or downsizing providers while maintaining a semblance of a Continuum of Care structure; and mainstreaming services provided into the broader community. All of this will create a challenge for homeless service providers to maintain a level of service in the face of declining resources.

Objectives

Continue to support emergency shelter and service programs for homeless people and people at risk of becoming homeless.

Proposed Accomplishments

I Shelter Against Violent Environments (SAVE)

Union City will continue to work with SAVE. SAVE provides emergency shelter and services for women and children who are victims of domestic violence. Services include the provision of basic needs such as food clothing, furnishings and transportation. SAVE also provides supportive services such as counseling, case management, licensed therapy and childcare. The shelter will provide approximately 2000 bednights to 10 extremely-low to low-income households from Union City per year over five years.

I Tri-City Homeless Coalition

Union City will continue to work with the Sunrise Village Homeless Shelter, located in Fremont and managed by the Tri-City Homeless Coalition. The Tri-City Homeless Coalition provides emergency shelter for the Tri-City Homeless, including Union City homeless people, offering an average of 60 beds per night. Services provided include intake assessment, meals, transportation assistance, showers, use of phones, laundry facilities, case management and referrals to services available in the community. The shelter will provide approximately 2000 bednights to 50 extremely-low to low-income Households from Union City per year for five years.

Goals

The goals presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on current and projected need, availability of financial and other resources and regular reassessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
Provide emergency shelter for victims of violence.	Work with SAVE to provide 50 households who are victims of domestic violence with shelter.	On an annual basis see a decrease in the number of victims of domestic violence who are without shelter in the community.
Provide emergency shelter for the homeless.	Work with the tri-City Homeless Coalition to provide emergency shelter for 250 households.	On an annual basis see a decrease in the number of homeless individuals and families in the community.

GEOGRAPHIC DISTRIBUTION

All programs listed are available to Union City residents.

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

Priority Analysis and Obstacles to Meeting Underserved Needs

For many people, housing is typically the largest expense in the household budget. Federal, state, and local housing programs frequently require that low income households should pay no more than 30% of their gross income towards housing costs. The National Low Income Housing Coalition found that in order to afford the median fair market rent for a two bed-room unit in Alameda County it would require a job that paid \$27.31 per hour at 40 hours per week. (Present State minimum wage is \$6.75 per hour). The more housing costs rise, the less disposable income low income households have for other necessities, including food, health care, and education. Most low income families live from paycheck to paycheck and are only one paycheck away from losing their current housing.

Even when housing is available and a household can afford the rent payment, there are barriers which make it difficult for households to obtain and maintain the housing. The move-in costs of first and last month's rent and security deposit are a large barrier to low income households who have difficulty making ends meet at the end of the month. Any crisis such as job loss, health emergency, alcohol or drug (AOD) problems can cause the household to begin the spiral into homelessness.

Prevention activities need to be expanded in programs that provide short-term rental assistance, rental guarantees, move-in costs, and long term rental assistance such as Section 8 to homeless and very low income people. It is usually less expensive to prevent someone from becoming homeless then to help them once homeless and far less disruptive to the family.

Most of the programs providing rental subsidies provide support services that deal with issues such as addiction, depression, health problems and unstable employment that also can lead to the loss of housing.

Objectives

Support and develop programs that prevent homelessness, particularly those programs that identify and assist early warning signs of at-risk situations.

Proposed Accomplishments

I Homeless Support Agencies and Programs

Union City will continue to contribute CDBG funds to agencies that provide assistance to homeless or near homeless people. Currently funded agencies include: Tri-City Volunteers, located in Fremont, who provide emergency services, such as food, clothing, and temporary shelter vouchers. Another agency that provides similar services is Centro

de Servicios in Union City, which is the oldest Hispanic social service agency in Southern Alameda County. Centro de Servicios also provides transportation services, translation services, and Social Security and AFDC advocacy and benefit coordination. Through these programs, approximately 3,500 Union City low-income residents will be provided homeless or near homeless support services over the next five years.

Goals

The goals presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on current and projected need, availability of financial and other resources, and regular re-assessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
Pursue continued funding and support for assistance programs that aid the homeless or near-homeless.	Provide assistance and support services to 3,500 homeless and at-risk individuals.	Prevent and decrease the number of homeless individuals and families who are homeless in the community.

GEOGRAPHIC DISTRIBUTION

All programs listed are available to Union City residents.

Priority: Build on inter-jurisdictional cooperation to achieve housing and homeless needs

Priority Analysis and Obstacles to Meeting Underserved Needs

The Continuum of Care Council continues to be guided by the *County-wide Homeless Continuum of Care Plan* that was completed in 1997 and is currently being updated (to be completed in July 2005). The Plan identified gaps in the current service delivery system and is intended to link homeless policies and plans in each of the three HOME jurisdictions in Alameda County: Berkeley, Oakland and the Alameda County HOME Consortium. A comprehensive, year-long community-wide process of identifying and prioritizing continuum-wide goals and outcomes culminated in the creation of a Continuum of Care Council Workplan in March 2001. This Workplan has guided the activities of all the Continuum of Care Council’s committees and has lead to the creation of Consumer Rights Standards, assessment and implantation of Health, Safety, and Accessibility Standards for shelters, and advocacy for retaining and expanding critical support services and housing.

The Council is in the process of implementing a Homeless Management Information System (HMIS) and Standards of Service in Alameda County. A comprehensive HMIS for homeless service providers is being developed and implemented to obtain an unduplicated count of demographics and needs of homeless individuals and families in Alameda County. The HMIS systems will allow better tracking and shared information on individuals while they are in the housing system. This will present duplication of services to clients and allow the client to get the assistance they need depending on where they stand in the continuum.

Objectives

Work cooperatively with the Alameda County-wide Continuum of Care to complement and

enhance services for the near-homeless and homeless.

Proposed Accomplishments

Continuum of Care

It is the City’s goal to continue its participation in the Continuum of Care over the next five years. Of primary concern is the expansion of services that are not currently being met and to minimize duplication of services. Critical and central to the City’s homeless strategy is to clearly identify any issues that affect homelessness that are unique to Union City residents and to fill the gaps, as necessary.

Goals

The goals presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on current and projected need, availability of financial and other resources, and regular re-assessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
County-wide Continuum of Care coordination will continue to strengthen partnerships among participating jurisdictions and ensure widespread 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

GEOGRAPHIC DISTRIBUTION

The programs listed above are available to all Union City residents in need.

PART III . PRIORITY SUPPORTIVE HOUSING NEEDS

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

Priority Analysis and Obstacles to Meeting Underserved Needs

Low income persons and families with special needs, including the frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other drug problems, and victims of domestic violence need housing with supportive services. Within the HOME Consortium there is a critical need to increase the amount of housing with supportive services to meet a variety of special needs. Supportive housing can increase life expectancy and quality of life for persons with special needs. For many, it can be key to preventing or permanently ending homelessness.

Each special needs population requires different levels of service and support. Persons with acute disabilities, such as end-stage AIDS or severe mental illness, may require a high level of service available on site. Less vulnerable populations may need fewer services at their residence,

but may require access services in the broader community. Services often associated with supportive housing include case management, alcohol and drug counseling, health and mental health care, money management and childcare.

The California Department of Rehabilitation estimates that 3% of the total populations have disabilities which affect their housing requirements to a significant degree, forcing the disabled to live near medical facilities, live in specially designed homes, or live in congregate housing. Many have difficulty obtaining housing when vacancy rates are low and housing is unaffordable. Most affordable housing does not have accessibility to accommodate a physically disabled person. Education of landlords and disabled tenants regarding reasonable accommodations is sporadic. The landlords misunderstanding of the needs of the disabled tenants often leads to eviction proceedings rendering the disabled person homeless and with a poor tenant history making future rental opportunities more difficult.

Although services for people with identified special needs are the most critical, more limited service-enriched housing can be beneficial to lower income populations which do not have special needs. Each of us has a range of service needs, such as childcare, healthcare, advice about financial matters and educational opportunities. People with adequate resources are able to purchase these services in the community. Those who lack these resources benefit from affordable housing with services that can help stabilize individuals and families and also serve as a community base through which services can be provided.

Objectives

Work with non-profit housing developers to identify appropriate sites and obtain funding to rehabilitate or construct housing for people with special needs, such as the elderly and developmentally disabled.

Proposed Accomplishments

I Rehabilitation/Construction of units for Special Population

In coordination with non-profit housing developers and public service providers, Union City will assist in the identification and appropriation of funding for quality rehabilitation or construction projects that house people with special needs. Projects will be assessed on a case-by-case basis for their overall merit. The City will utilize a variety of funding, including Redevelopment Housing Set-Aside funds, HOME funds, private funds, and other appropriate and available federal, state and local funding. Union City will target the creation of approximately 5 to 10 such units in the next five years.

I Disabled Housing policy

In January 2000, the City adopted a Disabled Housing Policy that will be utilized by developers and City staff to achieve higher levels of accessibility for disabled individuals. The goal of the program is to encourage developers, through design and minor modifications, to increase the number of adaptable and accessible units beyond federal and state mandated levels. The City will stress design issues, such as site access,

“sidewalk to door” accessibility, and simple internal and external modifications that increase accessibility. The City is targeting at least 5% of the total units built are “sidewalk to door” accessible and that other, simple modifications can be made to as many units as possible.

Goals

The goals presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on current and projected need, availability of financial and other resources, and regular re-assessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
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 5-10 units of transitional and permanent housing City-wide for special needs individuals and families who are extremely low and low income households.	N/A

GEOGRAPHIC DISTRIBUTION

All programs listed are available to eligible households throughout the City of Union City.

PART IV. PRIORITY COMMUNITY DEVELOPMENT (Non - Housing) NEEDS

Priority: Community Development Need: Economic Development

As the Bay Area slowly begins to see growth in the economy, the city of Union City must maintain its focus on the community’s need for a proactive economic development. In particular, the City will need to meet the economic needs of neighborhoods that are less able to tap into the resources of a growing economy. The City’s capacity to meet the needs of the entire community will require a sound balance of residential, commercial and industrial development in order to sustain the level of services required by Union City residents.

Economic development can encompass a wide range of activities, including low interest “seed loans” to small businesses or micro-businesses, technical assistance, commercial and/or industrial rehabilitation, or employment training to low- and moderate-income individuals, for whom this may be an essential step toward economic security and independence.

The Union City CDBG Economic Development Program will focus its attention on the Old Alvarado Community, located on the west side of the City, and the Decoto neighborhood, located on the east side of the City. Both areas exhibit blighted conditions and have generally lower income levels than the City as a whole. For the Old Alvarado area, the City has adopted an Economic Development Implementation Plan. To help implement the plan, City staff has

developed programs primarily targeted to this area. The City's CDBG funded Architectural Matching Grant Program provides design assistance for new and existing commercial structures in Old Alvarado. The Small Business Technical Assistance Program assists new and existing businesses in all areas of business management.

Although these efforts are funded by the CDBG Program, the City will also look at other sources of funding as appropriate to further develop and expand targeted economic development programs.

In the Decoto neighborhood, the City's Redevelopment Agency is developing a commercial revitalization program for the Mission Boulevard area. This program will include affordable housing development, as mentioned earlier in this Plan. The Decoto program will be similar to that in Old Alvarado, with many businesses being refurbished.

Obstacles

The Primary obstacle to achieving targeted, economic development goals is the need to stretch limited dollars to achieve the greatest, overall impact. Furthermore, although there are overall area plans in place, there is often difficulty in developing a coordinated vision among many different property owners.

Short and Long Term Objectives

Union City will support economic development opportunities to the extent possible, given expressed need, funding availability, leveraging of resources, and community support. CDBG funded economic development efforts will be directed in areas primarily in areas that are predominantly populated by or serve low- and moderate-income households. These objectives reflect a broad spectrum of assistance. Implementation will be contingent upon current and projected need, availability of financial and other resources, and regular reassessment of the efficacy of such programs.

The primary short-term goals will be to make as many property improvements as available funding will allow, focusing on key properties that reflect the historic nature of the respective neighborhood. Pulling together a community of local business leaders will ensure that the program is well received and successful.

Looking to the longer term, programs will need to be developed that prevent economic deterioration in a community. Developing enough critical mass for a program to be successful in leaner economic times will be the crucial focus of any long-term economic development program.

Proposed Accomplishments

I Architectural Grant Program

Union City will support economic development efforts in the Old Alvarado

Neighborhood through the use of CDBG and other available funding. The City will target 5 facade improvements in the next five years.

I Redevelopment Agency Economic Development Assistance

Primary funding for the Decoto program will come from the Redevelopment Agency. The program, still in the development stage, will affect many properties and will likely take three to five years to complete.

Goals

The goals presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on current and projected need, availability of financial and other resources, and regular re-assessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
Provide economic assistance for businesses in priority target areas.	Assist 5 businesses.	Decrease blight and improve commercial services in target areas.

GEOGRAPHIC DISTRIBUTION

Although the City’s CDBG economic development efforts are primarily focused on the Old Alvarado neighborhood, the City’s Agency will focus its overall economic development program in Decoto and throughout the entire community, as is deemed appropriate.

Priority: Community Development Need: Public Service Support

For several years, the City of Union City has funded non-profit public service agencies through its CDBG Program. The City has utilized its CDBG funds to fund both ongoing service support and capital improvement projects, as appropriate. It is important to note that these agencies do not need to be located within the city limits of Union City. Rather, the resources are allocated by demonstrated need within the community and a particular non-profit public service agency’s capacity to efficiently provide the needed services.

The City typically provides 15% of its CDBG funds for public services. Agencies are publically reviewed and selected by the City Council. Due to the relatively small amount of funding available, public service providers are awarded three-year contracts. This practice helps the selected agencies by providing them with a stable funding source for three years and decreasing grant application and review processes of both the selected agencies and City staff.

Obstacles

One key obstacle to the delivery of public services is trying to insure that the most critical needs are being met. It is crucial, through community meetings and meeting one-on-one with people,

to develop a true understanding of those needs that are not presently being met. Of course, adequate funding is always a critical issue as well. Ensuring access to services is also a primary issue to be dealt with.

Short and Long Term Objectives

The City of Union City, through its CDBG program, will continue to provide support for a wide range of public service needs, as deemed appropriate and provided funds are available. Such needs will be reviewed as part of the three-year public service funding cycle.

In the long-term, it will be necessary to develop a public service network of agencies that complement each other in the services that they provide. A key component of this objective is the ongoing utilization of the City’s two, existing Community Resource Centers as the hubs of public service information and access. The programs that will be the most successful will be those that take advantage of, and have some form of a presence at the centers.

Proposed Accomplishments

I Provision of Public Services

Union City anticipates continued financial support for non-profit public service agencies with CDBG funding for the next five years. Likely programs to be funded include programs that support the needs of seniors, youth, the homeless, childcare, developmentally and physically disabled.

Goals

The goals presented reflect the broad areas which will be pursued under this priority. Implementation will be contingent on current and projected need, availability of financial and other resources, and regular re-assessment of the proposed objectives and accomplishments.

Five Year Objectives	Five Year Goals	Performance Measure
Support and provide public service activities to the extent feasible. The public service efforts must be directed in areas which are primarily low and moderate income or directly serve these income groups.	Support public service efforts for seniors, youth, homeless, childcare and the developmentally and physically disabled.	Increase access to public services for the community.

GEOGRAPHIC DISTRIBUTION

Although many of the public service providers are located outside of Union City, they can clearly demonstrate participation by Union City residents. Services are available to all Union City low-income residents as needed and appropriate.

PART V. OTHER ACTIONS

BARRIERS TO AFFORDABLE HOUSING

In Union City, as in other communities, the major barriers constraints on the development of affordable housing are funding, availability of adequate sites and the high cost of development. The City of Union City is currently considering the development of an inclusionary housing ordinance. Furthermore, the Redevelopment Project Area 15% affordable housing requirement is enforced on a development-by-development basis. The City will also proactively seek appropriate funding sources to further affordable housing development.

LEAD-BASED PAINT HAZARD REDUCTION

The City of Union City does not have a lead-based paint reduction program at this time.

ANTI-POVERTY STRATEGY

As stated before in this document, the City of Union City is taking proactive measures in the development of economic development programs that will assist low- and moderate-income individuals and families. During the next five years, the City will focus its CDBG economic development program efforts to effectively reduce poverty and dependency on supplementary programs which drain the resources of the community. Continued support will also be given to those public services that specifically address the systemic roots of poverty within the community, such as unemployment, drug use, and illiteracy.

Through its CDBG and other available and appropriate funding, the City will support those programs which:

- I** Provide job training
- I** Provide new, well-paying jobs
- I** Break the cycle of drug and alcohol dependency
- I** Provide needed child care for low-income families
- I** Provide needed skills to increase the independence of emotionally or physically disabled individuals

INSTITUTIONAL STRUCTURE

The Economic and Community Development department includes Planning, Redevelopment, Economic Development, Housing and Community Development (HCD), Neighborhood Preservation and Building. The City's CDBG and HOME Programs are in the HCD Division of the department.

PUBLIC HOUSING RESIDENT INITIATIVES

The City of Union City does not have any public housing.

PART VI. COORDINATION EFFORTS

The City of Union City will coordinate CDBG, HOME, Redevelopment and other federal, state and local funds to provide housing programs, public service assistance, capital improvement opportunities and economic development programs for the community over the next five years.

Housing

Housing programs will be coordinated with the City Council/Redevelopment Agency Board (which is one and the same) through the Community Development department and the Redevelopment Agency, along with the County and non-profit housing agencies, as appropriate.

The City currently contracts with Alameda County HCD to provide rehabilitation services for the community. The City also participates with the County in the HOME Consortium to administer HOME funds for affordable housing opportunities. Fair Housing services are currently contracted with ECHO Housing. The City also works closely with local shelter providers to address the needs of the homeless.

Economic Development

Economic development efforts are carried out through the Community Development department and redevelopment Agency. The City also coordinates its economic development efforts with the Alameda County Economic Development department, the City of Union City Chamber of Commerce, the business community and other economic development agencies in the area.

Public Services

Public services in Union City are supported through the CDBG and General fund. The City utilizes its Human Relations Commission to review CDBG public service providers. The City also coordinates its efforts with local non-profit public service agencies. CDBG funded public services are managed through the HCD Division of the Community Development Department.