

# **PART I. RESOURCES**

The Urban County is a consortium of jurisdictions consisting of the Cities of Albany, Dublin, Emeryville, Newark, Piedmont and the Unincorporated County including the areas of Ashland, Castro Valley, Cherryland, Fairview and San Lorenzo.

This section identifies federal, state, local, and private resources which may be used to meet the Urban County'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 Urban County has on-hand or expects to receive, and programs to which Urban County jurisdictions could apply for funding as separate entities or as a single entity. Alameda County closely monitors legislation and State and Federal budget decisions that could impact our community development objectives. The Housing and Community Development Department (HCD) utilizes active policy and program development and maximum use of available federal and non-federal funding sources.

## **FEDERAL**

### **Community Development Block Grant (CDBG) Funds**

The Urban County is one of the eight CDBG entitlement jurisdictions in the Alameda County HOME Consortium, which applies annually to HUD for funding from this program. These funds can be used for a variety of housing and community development activities.

FY2006/2007 Urban County Amount: \$2,013,615

*Section 108 Loan Guarantee Program* – In conjunction with a Brownfield Economic Development Initiative (BEDI) grant awarded in FY04, the Section 108 Loan Guarantee would allow the City of Emeryville to transform this portion of CDBG funds into a federally guaranteed loan large enough to pursue physical and economic revitalization at the site of the future Emeryville Transit Center.

FY2006/2007 Amount: \$1,200,000

### **CDBG Program Income**

The Urban County has received program income from a variety of projects, which received CDBG funding. In the Urban County, the program income is used in the local jurisdiction from which the program income was derived.

FY2006/2007 Anticipated Urban County Amount: \$800,000

### **Community Service Block Grant (CSBG) Funds**

CSBG funds are used to maintain community action agencies involved in eliminating 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.

FY2006/2007 Anticipated Amount: \$500,000

### **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.

FY2006/2007 Anticipated Amount: \$86,361

### **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.

### **Home Investment Partnership Act (HOME)**

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 rental or ownership housing, as well as to provide tenant-based assistance. In the Home Ownership program, the funds may be used for such items as down payment and closing costs, funding construction costs, or funding permanent loans towards the cost of acquisition. The Urban County is a recipient of HOME funds within the Alameda County HOME Consortium.

FY2007/2007 Urban County Amount: \$747,237

*American Dream Downpayment Initiative (ADDI)* – This program assists first-time low-income homebuyers with downpayment and closing costs under the HOME Program.

FY2006/2007 Consortium-wide Amount: \$64,238

### **Housing Opportunities for Persons with AIDS (HOPWA)**

HCD administers the HOPWA program for Alameda County, under contract with the City of Oakland. Oakland receives the HOPWA entitlement as the largest city in the Eligible Metropolitan Area. HOPWA funds can be used for a variety of housing and service activities for lower income persons living with HIV and AIDS and are intended to serve all of Alameda County. HCD is also being funded directly by HUD for Project Independence, a HOPWA Performance Grant, which provides shallow rental assistance and accessibility modifications to people living with HIV/AIDS throughout Alameda County.

FY2006/2007 Amount: \$1,471,888. (development and services county-wide)

### **HUD 202/HUD 811 Program Funds**

These program funds are awarded on a competitive basis specifically for the development of affordable housing for seniors (202) or for the disabled (811). Projects may apply at any time during the year.

### **HUD Section 8 Rental Assistance Program**

The Housing Authority of Alameda County will continue to administer Federal Section 8 housing choice vouchers and provide project-based vouchers.

FY2006/2007 Amount: \$73,000,000 (county-wide)

### **Lead Abatement**

Emeryville participates in a Joint Powers Authority (JPA) for Lead-Based Paint Abatement. Funds will be available annually to test and abate lead-based paint in homes where children under the age of seven reside. In addition, the County has received grants from HUD and the Centers for Disease Control (CDC) to further these efforts.

### **Low-income Housing Preservation Program (LIHPP)**

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

### **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. Funding, if received, will be used for operating costs, supportive services and acquisition and/or rehabilitation of permanent and transitional housing for homeless individuals and families.

FY2006/2007 Amount: \$14,458,728 (county-wide)

### **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.

FY2006/2007 SRA Amounts: \$974,112 (county-wide)

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.

FY2006/2007 SRO Amounts: \$497,016 (county-wide)

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.

FY2006/2007 Amount: \$3,313,920 (county-wide)

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.

FY2006/2007 Amount: \$702,552 (county-wide)

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.

FY2006/2007 PRA Amount: \$192,266

The Homeless Outreach and Stabilization Team (HOST) Project is a joint effort by HCD and Alameda County's Behavioral Health Care Services to provide 30 new Shelter Plus Care rental assistance certificates for chronically homeless individuals with serious mental illness.

FY2006/2007 Amount: \$1,910,100 (county-wide)

## **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.

### **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)**

The Alameda County Urban County has been awarded \$250,000 from the State of California Department of Housing and Community Development under the EAGR Program. This program will provide grants for the construction of exterior accessibility improvements for renters in Albany, Dublin, Emeryville, Piedmont, Newark, and the unincorporated County.

### **Low Income Housing Tax Credits (Federal and State)**

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.

### **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 and to provide low-interest mortgages to qualified first-time homebuyers. Park Hill Apartments in the Unincorporated County was issued bonds.

FY2006/2007 Amount: \$12,000,000

### **Mortgage Credit Certificates**

Local jurisdictions (except Piedmont) can apply to the State for a single family bond allocation to convert to mortgage credit certificates, which provide a tax credit to subsidize the mortgage interest rate for qualified first-time homebuyers. HCD submits a county-wide application every year for its maximum allocation of MCC's.

### **Multi-Family Housing Program**

Local jurisdictions and non-profit housing developers can competitively 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 relating to electric utility undergrounding.

**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.

**LOCAL**

**Alameda County General Funds**

Used for a variety of community development-related areas to provide facilities and services.

**Alameda County Redevelopment Tax Increment Funds - Housing Set-Aside**

The Unincorporated County has two Redevelopment Program Areas – Ashland/Cherryland and Eden. The Ashland portion of the Ashland/Cherryland Redevelopment Area is in partnership with the City of San Leandro. Twenty percent of the tax increment revenues collected is set-aside to support various programs for the development and preservation of low and moderate income housing. Tax increment revenues are used to support housing and community development activities.

FY2006/2007 Amount: \$ 970,271 (Joint Project Ashland)  
\$ 1,940,542 (Eden area)

**Alameda County Road Funds**

These funds are used to implement various unincorporated Alameda County road projects.

**City of Emeryville Redevelopment Tax Increment Funds**

A portion of these funds are used to fund a first time homebuyer program with downpayment assistance. Tax increment revenues collected are set-aside to support various programs for the development and preservation of low and moderate income housing. Tax increment revenues are used to support housing and community development activities.

### **General Revenues**

Some jurisdictions utilize general fund revenues to support emergency service providers and shelters.

### **Local Development Fees**

Some jurisdictions have established development fees, which generate funds to support affordable housing.

### **Local Tax Revenues**

May be used for a variety of community development-related areas to provide facilities and services.

## **PRIVATE**

### **Community Reinvestment Act (CRA)**

The Alameda County Housing and Community Development Department encourages local lenders to provide favorable lending terms for projects which involve the provision and/or rehabilitation of affordable rental and ownership housing.

### **Other**

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

## **LEVERAGING PLAN**

To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the Urban County plans to undertake the following activities:

- Support applications by other organizations or agencies for other public and private sources of financing to leverage Urban County funds.
- Include leveraging as a goal to maximum extent possible in Urban County's funding source application review process.
- Support the purchase and rehabilitation and construction of units by non-profit housing developers.
- Promote private sector rehabilitation with the Housing Preservation Program.
- Continue participation in the Mortgage Credit Certificate Program operated by the County of Alameda.

- Continue to provide support to non-profit, community-based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

## **MATCHING PLAN**

Matching requirements must be satisfied in the following federal housing programs: the HOME Program, McKinney/Vento Supportive Housing Program, Shelter Plus Care Program and the Emergency Shelter Grant Program. A variety of non-federal sources may be used for the HOME match requirements, which requires that \$0.25 be “permanently contributed” to the HOME Program or to HOME-assisted projects for every HOME dollar spent. This requirement applies to the program as a whole, not to individual projects. The liability for matching funds occurs when the HOME Consortium actually draws down HOME funds from HUD. Sources of HOME match include cash or cash equivalents from a non-federal source, value of waived taxes or fees, value of donated land or real property, a portion of housing bond proceeds, and the cost of infrastructure improvements, among others.

The Supportive Housing Program (SHP) requires a dollar for dollar match for its acquisition, new construction and rehabilitation component which may come from non-federal sources, as well as from the HOME and CDBG Programs. SHP also requires a match of 20% for supportive services funding and 25% for operating funding. Shelter Plus Care Program funds used for rental assistance must be matched on a dollar for dollar basis with local services (a “soft” match). HCD works with over 50 agencies that provide the service component of the Shelter Plus Care Program.

The Emergency Shelter Grant Program (ESG) requires a dollar for dollar match with locally generated amounts. The local amounts may come from HCD, other federal, state and local grants and from in-kind contributions such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

The Urban County will evaluate match requirements for each program requiring match and determine potential match sources. Some match sources may come from local redevelopment funds, local affordable housing trust funds, housing bond proceeds, the value of waived local fees or permits, foregone property tax revenue, local road funds, private donations, services funded by service providers, the State, County, or foundations, other local agency funds, and publicly owned land.

## **PART II. ACTIVITIES TO BE UNDERTAKEN**

### **INTRODUCTION**

This section of the Action Plan includes the programs and activities which the Urban County will carry out to implement its Housing and Community Development Strategic Plan during the FY2006/2007.

The central piece of this section is the Action Plan "Proposed Projects" table located at the back of the Action Plan. This section describes individual activities to be funded with FY2006/2007 Community Development Block Grant (CDBG) funding. This section also includes a description of how the jurisdiction 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 and specific HOME Program requirements for the Action Plan are described separately in the Alameda County HOME Consortium Action Plan.

## 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)
<b>Priority: 1) Increase the availability of affordable rental housing for extremely low income, low income and moderate income households.</b>			
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.	Four hundred (400) units of affordable rental housing will be constructed in the Urban County during FY05-09. Of these units, 20% (80) will be extremely low income, 40% (160) will be low income and 40% (160) will be moderate income.	Objective: Provide decent affordable housing. Outcome: New Affordability  Outcome: New Affordability  Outcome: New Affordability  Outcome: New Affordability	1. Carmen Avenue (Livermore) is in construction with 29 units of affordable housing for extremely low income people. 2. Kent Gardens (Unincorporated County) is in construction with 80 units of affordable housing for low income seniors. 3. City of Newark will assist in acquiring site for a senior housing or other qualifying housing project. 4. Other housing activities TBD from RFP.
Encourage the inclusion of affordable rental housing by the private sector in new housing developments.	Seek opportunities when appropriate.	Objective: Provide decent affordable housing. Outcome: New Affordability	No activities this year.
Support the development of high density housing in conjunction with BART stations and other transit centers including a portion of the units as affordable to extremely low income and very low income households.	Construct 112 units of affordable housing for very low income families; 30% for very low income; 50% for low income.	Objective: Provide decent affordable housing. Outcome: New Affordability	Dublin project is under construction with 112 units of affordable housing for very low income families.
<b>Priority: 2) Preserve existing affordable rental housing and ownership for low income and moderate income households.</b>			
Provide Minor Home Repair assistance to low and moderate income homeowners in order to maintain and preserve their housing.	Complete 400 Minor Home Repairs for low income Urban County residents (35 Albany, 20 Dublin, 10 Emeryville, 50 Newark, 5 Piedmont & 280 Unincorporated County)	Objective: Provide decent affordable housing. Outcome: Sustainability	Complete 27 Minor Home Repairs for low income Urban County residents (1 Albany, 2 Dublin, 8 Newark, 1 Piedmont & 15 Unincorporated County)
Promote the preservation of existing owner housing stock occupied by low and moderate income households.	Complete 50 rehabilitations of low income single-family homes in the Urban County (5 Albany, 5 Dublin, 5 Emeryville, 5 Newark & 30 Unincorporated County)	Objective: Provide decent affordable housing. Outcome: Sustainability	Complete 10 rehabilitations of low income single-family homes in the Urban County (1 Albany, 1 Dublin, 2 Newark, 1 Piedmont & 5 Unincorporated County)
Promote the preservation of existing rental housing stock occupied by low and moderate income households.	Rehabilitate up to 300 units of affordable rental housing in the Urban County.	Objective: Provide decent affordable housing. Outcome: Sustainability	Complete 67 rehabilitations of affordable rental housing units in the Urban County including 28 units at the Pepper Tree Apartments.

<b>Five Year Objectives</b>	<b>Five Year Goals</b>	<b>Performance Measures</b>	<b>Current Year's Objectives (FY06)</b>
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 Urban County does not currently have any restricted housing that could potentially opt-out or expire in order to keep units affordable.</i>	N/A	No activity this year
<b>Priority: 3) Assist low and moderate income first-time homebuyers.</b>			
Continued participation in Mortgage Credit Certificate (MCC) Program administered by HCD.	Assist 250 low and moderate income first-time homebuyers.	Objective: Provide decent affordable housing. Outcome: Availability/Accessibility	Assist 50 low and moderate income homebuyers.
Continued participation in American Dream Downpayment Initiative (ADDI) Prgm administered by HCD	Assist 5 low income first-time homebuyers.	Objective: Provide decent affordable housing. Outcome: Availability/Accessibility	Assist 2 low and moderate income homebuyers (Newark).
All homeowner programs will adhere to HUD and EPA lead requirements.	Implement Lead requirements.	Objective: Provide decent affordable housing. Outcome: Sustainability	Implement Lead requirements.
Provide home ownership assistance through new construction of housing and down payment assistance prgms.	Assist 5 low income and moderate homebuyers.	Objective: Provide decent affordable housing. Outcome: Availability/Accessibility	Assist 4 low and moderate income homebuyers (Newark).
<b>Priority: 4) Reduce housing discrimination.</b>			
Reduce housing discrimination through provision of fair housing and landlord/tenant services.	In the Urban County, approximately 300 clients will receive fair housing counseling services (800 contacts) and 5,000 clients will receive tenant/landlord counseling services (7,000 contacts).	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	In the Urban County, approximately 60 clients will receive fair housing counseling services (160 contacts) and 1,300 clients will receive tenant/landlord counseling services (1,600 contacts).
<b>Priority: 5) 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 services.</b>			
Pursue continued funding and renewals of subsidized rental assistance programs such as Supportive Housing Program, Shelter Plus Care, Project Independence and Section 8.	1. 245 people with HIV or 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.	Objective: Provide decent affordable housing. Outcome: Availability/Accessibility  Outcome: Availability/Accessibility	1. 49 people with HIV or 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 155 participants in Southern Alameda County who are homeless and disabled.
Pursue continued funding and renewals of subsidized rental assistance programs such as Supportive Housing Program, Shelter Plus Care, Project Independence and Section 8.	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 & placement. 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	Objective: Provide decent affordable housing. Outcome: Availability/Accessibility  Outcome: Availability/Accessibility	3. Housing/Jobs Linkages Program will serve 47 homeless families in Southern Alameda County through transitional rental subsidies, case management and other supportive services, job preparation & placement. 4. The Shelter Plus Care Program will provide safe, secure housing for 66 homeless people disabled by serious mental illness, chronic alcohol and other drug problems, and/or HIV/AIDS

<b>Five Year Objectives</b>	<b>Five Year Goals</b>	<b>Performance Measures</b>	<b>Current Year's Objectives (FY06)</b>
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.	Objective: Provide decent affordable housing. Outcome: Availability/Accessibility	Complete 20 units of transitional and permanent housing county-wide for homeless individuals and families who are extremely low and low income households.
The Urban County will administer any Emergency Shelter Grant (ESG) entitlement funds that become available.	Conduct a Request for Proposal (RFP) process that will address emerging needs from the Homeless and Special Needs Housing Plan.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	FESCO will provide supportive service to homeless families. HMIS system will be implemented.
Promote adequate funding for homeless housing and services.	1. Expand the supply of housing for homeless populations. 2. Rehabilitation of homeless shelter in Newark.	Objective: Provide decent affordable housing. Outcome: Availability/Accessibility	1. Continue to work on establishing a State Housing Trust Fund. 2. Continue rehabilitation of homeless shelter in Newark. 3. The Unincorporated County will replace FESCO shelter's dry-rotted wooden wheelchair ramp with a permanent concrete ramp and ADA compliant railing.
<b>Priority: 6) Maintain and expand activities designed to prevent those currently housed from becoming homeless.</b>			
Pursue continued funding and renewals of subsidized rental assistance programs such as Supportive Housing Program, Shelter Plus Care, Project Independence and Section 8.	1. Project Independence will provide 200 households in Alameda County 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 rental assistance and supportive services to 1,070 disabled, formerly homeless individuals and their families throughout County.	Objective: Provide decent affordable housing. Outcome: Availability/Accessibility  Outcome: Availability/Accessibility  Outcome: Availability/Accessibility	1. Project Independence will provide 125 households in Alameda County with rental assistance. 2. Approximately 400 persons living with HIV/AIDS will receive supportive services through HOPWA funding. 3. Shelter Plus Care's Tenant Based Rental Assistance program will provide rental assistance and supportive services to 214 disabled, formerly homeless individuals and their families throughout County.
Promote the production of affordable housing to achieve public and mental health outcomes.	1. Provide information and access to housing for homeless populations. 2. Develop and implement transitional planning for discharged clients.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility Outcome: Availability/Accessibility	1. Establish "no wrong door" Policy that makes information on all systems available 24-hours a day. 2. Begin development of standard discharge protocols.
<b>Priority: 7) Build on inter-jurisdictional cooperation to achieve housing and homeless needs.</b>			
County-wide Continuum of Care coordination will continue to strengthen partnerships among participating jurisdictions & ensure widespread participation in process.	1. Link housing and service providers for immediate and long term homeless needs. 2. Identify gaps and barriers in service provision.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility Outcome: Availability/Accessibility	1. Create long-term coordinated leadership structure. 2. Research evidence about practices and lessons learned in other communities.
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.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	Seek opportunities when appropriate.

<b>Five Year Objectives</b>	<b>Five Year Goals</b>	<b>Performance Measures</b>	<b>Current Year's Objectives (FY06)</b>
Continue the tradition of joint jurisdictional funding of projects with mutual benefits throughout AI Co.	Seek opportunities when appropriate.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	No activity this year.
<b>Priority: 8) Increase the availability of service-enriched housing for persons with special needs.</b>			
Promote the production of affordable housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by nonprofit 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.	Objective: Provide decent affordable housing. Outcome: Availability/Accessibility	1. Carmen Avenue (Livermore) will be in construction with 30 units of permanent rental housing for formerly homeless families & victims of domestic violence transitioning out of the shelter.
Promote the production of affordable housing both transitional and permanent for people with HIV/AIDS with supportive services by supporting the acquisition and rehabilitation and new construction of units by non-profit developers.	Approximately 350 people living with HIV will receive housing assistance through the use of HOPWA development funds.	Objective: Provide decent affordable housing. Outcome: Availability/Accessibility	1. Walker House (Oakland) rehab 7 units 2. EOCP (Oakland) new shelter construction - 25 beds. 3. Oxford Plaza (Berkeley) 9 units.
<b>Priority: Community Development Need – Senior Facilities and Services</b>			
Evaluate funding applications for senior services and/or facilities on the basis of low and moderate income senior needs in the particular jurisdiction and promote the provision of these services and/or facilities to the extent feasible.	Assist low and moderate income seniors through the provision of at least two facilities and/or services.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	1. The City of Albany will provide an average of 30 hot nutritious meals daily to homes of low income, frail homebound elderly residents. 2. The City of Newark will provide partial funding for the expansion or replacement of the City's Senior Center
The City of Dublin will continue using CDBG funds to provide in-home case management services and counseling to seniors.  The City of Dublin will continue using CDBG funds to deliver meals to homebound elderly residents.	1. The City of Dublin will assist approximately 20 low and moderate income senior households each year.  2. The City of Dublin will assist approximately 20 low and moderate income senior households each year.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility  Outcome: Availability/Accessibility	1. The City of Dublin will fund case management services for 26 low income seniors to assess their physical, psychological, social and environmental needs. 2. The City of Dublin will fund distribution of 15-23 hot nutritious meals to low income frail homebound elderly residents.
<b>Priority: Community Development Need – Parks and Recreation Facilities</b>			
Support the expansion of existing or new development of parks and recreation facilities to the extent feasible.	Assist low and moderate income persons through support of expansion of at least two park and recreation facilities.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility Outcome: Availability/Accessibility  Outcome: Availability/Accessibility	1. The City of Albany will install prefabricated restroom buildings in Ocean View Park. 2. The Unincorporated County will Install new ADA-accessible play area & accessible restroom at Adobe Center 3. The Unincorporated County will expand Fairmont Linear park with new ADA-accessible play equipment and resurface.

<b>Five Year Objectives</b>	<b>Five Year Goals</b>	<b>Performance Measures</b>	<b>Current Year's Objectives (FY06)</b>
The City of Dublin will make ADA compliant accessibility improvements at City park and recreation facilities.	Sites TBD	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	No activity this year.
<b>Priority: Community Development Need – Neighborhood Facilities</b>			
Support the expansion of existing or new development of neighborhood facilities to the extent feasible. Neighborhood facilities must be located in underserved areas that are primarily low & moderate income grps	Assist low and moderate income persons through support of new development of at least one neighborhood facility.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	No activities this year.
<b>Priority: Community Development Need – Childcare Facilities and Services</b>			
Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible. Childcare facilities must be located in underserved areas which are primarily low and moderate income or directly serve these income groups.	Assist low and moderate income persons with childcare through support of expansion of existing or new development of at least one childcare facility.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	No activity this year.
The City of Dublin will fund childcare and supportive services to low income residents.	1. The City of Dublin will provide before, during and after-school programs to low income residents. 2. The City of Dublin will provide case management for families with childcare needs.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	No activity this year.
<b>Priority: Community Development Need – Crime Awareness (Prevention)</b>			
Support crime awareness activities and/or services to the extent feasible. The crime awareness activities must be located in underserved areas which are primarily low and moderate income or directly serve these income groups.	Assist low and moderate income persons through support of crime awareness programs and activities in at least one jurisdiction within the Urban County.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	No activity this year.
The City of Dublin will provide Crime Prevention, Identity Theft and Awareness Programs to low income residents.	The City of Dublin will provide Crime Prevention, Identity Theft and Awareness Programs to low income residents.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	No activity this year.
<b>Priority: Community Development Need – Accessibility Needs</b>			
Support the provision of accessibility improvements to the extent feasible. The accessibility improvements must occur at general public buildings or locations, or buildings in which activities or programs are located which serve primarily low and moderate income populations.	Provide accessibility improvements in at least three jurisdictions within the Urban County.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility  Outcome: Availability/Accessibility	1. The City of Dublin will install four pedestrian curb ramps at various curb returns. 2. City of Emeryville will improve pedestrian accessibility at the intersections of San Pablo, McArthur Blvd & Adeline.

<b>Five Year Objectives</b>	<b>Five Year Goals</b>	<b>Performance Measures</b>	<b>Current Year's Objectives (FY06)</b>
The City of Piedmont will continue to use CDBG funds to complete accessibility improvements at various City buildings and locations.	Provide accessibility improvements at various City facilities.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	1. Install new handicapped accessible walkways and grooved stairs for the visually impaired, connecting plaza with Community Hall - Piedmont Park
<b>Priority: Community Development Need – Infrastructure Improvements</b>			
Support provision of infrastructure improvements to the extent feasible. Infrastructure improvements must be directed in areas which are primarily low and moderate income or must directly serve these income groups.	Provide infrastructure improvements in at least three jurisdictions within the Urban County.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	No activity this year.
The City of Dublin will upgrade and improve existing infrastructure.	The City of Dublin will provide infrastructure improvements and upgrades.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	No activity this year.
<b>Priority: Community Development Need – Public Facilities</b>			
Support public facilities activities to the extent feasible. The public facilities efforts must be directed in areas which are primarily low and moderate income or must directly serve these income groups.	Support public facilities efforts in at least two jurisdictions within the Urban County through Urban County CDBG funding.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	1. Start construction of a centralized kitchen and facilities providing services to seniors at Spectrum Community Services in the Unincorporated County. 2. Unincorporated County will fund an improvement project TBD.
<b>Priority: Community Development Need – Public Services</b>			
Support public service activities to the extent feasible. The public service efforts must be directed in areas which are primarily low and moderate income or must directly serve these income groups.	Support public service efforts in at least two jurisdictions within the Urban County through Urban County CDBG funding.	Objective: Provide suitable living environments. Outcome: Availability/Accessibility	The City of Dublin: 1. Case Management Services for battered women and their children. 2. One-on-one direct service to low income residents with disabilities. 3. Distribute box lunches to low income school children & the families. 4. Community-based day program serving adults w/ psychiatric disability 5. The City of Emeryville will fund Berkeley Food & Housing Project to provide emergency shelter, food & case management for homeless. 6. The City of Emeryville will partially fund the distribution of food baskets to very low income households in Emeryville and serve a holiday dinner.
<b>Priority: Community Development Need – Economic Development</b>			
Support economic development opportunities to the extent feasible. The economic development efforts must be directed in areas which are primarily low & moderate income or must directly serve these income gps.	Support economic development efforts in at least two jurisdictions within the Urban County.	Objective: Provide economic opportunity. Outcome: Availability/Accessibility Outcome: Sustainability	City of Newark's activity is complete. No new activities this year. City of Emeryville's – Section 108 Loan Guarantee for Emeryville Transit Project.

## **GEOGRAPHIC DISTRIBUTION**

The Urban County consists of the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the Unincorporated County. Each jurisdiction in the Urban County receives an allocation of Community Development Block Grant (CDBG) funds, which may be used for eligible activities, eligible households, and/or eligible areas within that jurisdiction. The CDBG funds are allocated according to a formula based on population data from the 2000 Census and the number of substandard units in each jurisdiction. All projects listed in the “Proposed Projects” tables are intended and open to serve eligible households within the Urban County jurisdiction. Census tract for identified projects are as follows: Albany 4201-4206; Dublin 4501-4505; Emeryville 4251; Newark 4441 & 4443; Piedmont 4262; Ashland CPD 4339 & 4340; Cherryland 4356 and Hayward (Unincorporated County) 4363. Areas of racial concentration (based on the 2000 Census information) within the Urban County are listed by census tract as follows: Albany 4204; Dublin 4501 (County Jail Facility); Castro Valley CPD 4301, 4305, & 4312; Fairview 4351.01, 4351.02, & 4363; Cherryland 4353; San Lorenzo 4357 & 4362; and Unincorporated County 4507.21.

## **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 CDBG Program Final Rule, 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 several jurisdictions in the Urban County. The level of rehabilitation services varies among cities. The goal of the program is to conserve, preserve, and improve the housing and neighborhoods of low and moderate income people living in the Urban 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-occupant households who qualify as low income by earning less than 80% of the area's median income (using PMSA median income). Depending on the level and cost of rehabilitation, grants or low- or no-interest loans are offered. For these programs, the owner's income level, site address, and the type and extent of rehabilitation work are checked to determine the applicant's eligibility, along with the type of financing.

The rental rehabilitation program is available to those properties in which at least 51% of the units are occupied by low and very low income households, or in which 51% 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 creation of an integrated, regional response offers a number of measurable, outcome-oriented alternatives to the current model. Alameda County has a history of collaborative efforts, but until now they have been focused primarily at the consumer or provider level – not at the systems level. Making adjustments and changes at the systems level will require active participation by top community leaders and government representatives. Moving towards this preferred future requires that elected officials, as well as civic, business, and faith leaders recognize and commit to a regional approach that will include such outcomes as:

1. Increased efficiency and effectiveness of local and regional housing and supportive service programs through sharing of information, planning, clients, resources, and responsibility across the multiple systems that must work together to address common issues.
2. More coordination of government and philanthropic funding. National research has demonstrated that an integrated approach to long-term homelessness can significantly reduce overall expenditures.
3. Increased local capacity to attract competitive grants from federal, state, and philanthropic sources that can augment existing housing and service systems and support the replication

of emerging promising practice models.

4. Increased public interest and support for creative solutions to homelessness, excitement about and involvement in regional efforts, and willingness to support the creation of a new local or regional revenue stream.

The first year of the fifteen year plan focused on initiating the formation of long-term coordinated leadership and laying the groundwork for the work outlined above. The second year will focus on increasing the funding and prevention efforts through discharge planning. 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.

## **PART III. OTHER ACTIONS**

### **BARRIERS TO AFFORDABLE HOUSING**

There are a number of barriers to providing affordable housing in the Urban County, based on real estate market and non-market factors. Affordable housing projects are more difficult to build due to the high costs. The cost and limited availability of land in many parts of the Urban County contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources. For the past few years, while construction costs have increased 20-30%, construction starts are slowing and labor costs are falling, however, overall construction costs in Alameda County are still higher than the rest of the nation.

According to 2000 Census data, approximately 69% of Alameda County residents have housing problems (e.g., cost burden or substandard living). This is a 44% increase between 1990 and 2000. According to the Alameda County Housing Authority, the number of Section 8 vouchers under contract declined between 1995 and 2002, even though there was an increase in the number of families that were eligible for rental assistance. Although the number of total available rental units in the County has risen over the past five years, the number of affordable units has declined. Only within the past few years has the rental market shown any signs of softening, reversing a nearly decade long trend of escalating rents.

In response to these issues, the Urban County jurisdictions have implemented various land use policies to assist in lowering development costs for affordable housing. Some of the cities and Alameda County also help lower development costs through the reduction or waiver of permits and fees associated with affordable housing development. The Alameda County Density Bonus Ordinance was adopted in 1992 in the unincorporated areas of the County. The Unincorporated County also has a secondary unit ordinance. The City of Newark has a second unit ordinance and is in the process of developing an inclusionary housing program. The City of Emeryville has a density bonus ordinance and has language in its Zoning Ordinance to allow secondary units. The City of Piedmont instituted a secondary unit ordinance and allows more residential development in commercially-zoned districts to increase the supply of land for affordable housing. In addition, the City of Dublin has adopted an inclusionary housing ordinance. The City of Albany has also adopted an inclusionary housing ordinance along with a density bonus ordinance.

The City of Emeryville has a strong commitment to producing affordable housing, through its Affordable Housing Set Aside Ordinance, the Vacant Housing Program, the First Time Homebuyers Program, and other pro-active affordable housing development sponsored by its Redevelopment Agency. Some barriers to producing affordable housing at a reasonable cost in the City include: high land prices and environmental clean up costs associated with most land in the City and the difficulty in economizing on construction costs due to the smaller, infill parcel sizes found in the City.

Neighborhood opposition is a barrier to affordable housing development throughout the Urban County. It can be manifested in a number of ways, most of which deal with other issues such as environmental issues, parking and school impacts. Sometimes, however, these can be

smokescreens for discriminatory actions, which are illegal. The Urban County and Alameda County HCD will continue to support efforts to educate the community on the value and benefits of affordable housing. One such effort is the Affordable Housing Education Campaign, which has been undertaken by East Bay Housing Organizations (EBHO). This campaign is a four-pronged plan to educate the public of the facts of affordable housing, increase the number of supporters, and eliminate or minimize community opposition before it starts.

For many homebuyers and renters who are disabled, accessibility presents a large barrier to finding an affordable living space that accommodates special needs. According to the 2000 Census there are over 37,554 elderly and 111,805 children and adults who are disabled within the HOME Consortium. Adults comprise 16% of the population and represent a 31% increase from 1990. Children, adults and elderly combined represent a 69% increase in this population between 1990 and 2000. In order to address the increasing needs of this population, particularly those of persons with low and moderate incomes, the Urban County will continue to provide funding for minor and major home and rental repairs that will provide accessibility.

Some barriers to affordable housing are actually related to fair housing issues. In 2002, the Alameda County HOME Consortium prepared its *Analysis of Impediments to Fair Housing*, which included sections specific to the Urban County. While more specific to protected classes under fair housing law, this analysis provided insight into public and private policies and programs which either facilitate or hinder affordable housing and fair housing choice. Most planning activities do not address the lack of affordable housing opportunities for people with extremely low incomes. The Urban County will work with fair housing service providers to eliminate fair housing-related barriers to affordable housing, as required in its *Analysis of Impediments to Fair Housing* plan.

## **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.

The City of Emeryville is the only Urban County city within the CSA at this time. The City of Emeryville receives more than \$20,000 in services annually as a participant in the County Service Area. This is equivalent to the total amount of special service fees paid by Emeryville property owners of pre-1978 residential housing. Services include public education presentations, In-Home Environmental Consultations (IHCs), Lead-Safe painting classes, lead safe painting preparation kits and case management of lead poisoned children. Activities carried out area-wide (Table 2) that impact Emeryville residents include:

- Education to medical providers on identifying and addressing childhood lead poisoning;
- Lead-Safe painting classes in local neighborhoods and communities;

- Contractor and Property Owner Lead-Safe Work Practices trainings;
- Access to a comprehensive website and telephone information line.

In addition, effective November 1, 2005, the ACLPPP was awarded its sixth HUD Lead Hazard Control grant to address lead hazards in target low income residential housing in the four CSA cities. The ACLPPP will work with the Emeryville Housing Department to identify and remediate two units in fiscal year 2006.

**Table 2 - FY2006 Goals and Objectives for Lead-Paint Hazard Reduction  
City of Emeryville**

<b>OBJECTIVES</b>	<b>CITY OF EMERYVILLE</b>
Manage Cases of Lead-Poisoned Children	2
Conduct Lead-Safe Painting Classes	1
Distribute Lead-Safe Painting Prep Kits	5
Participate in Public Education Events	4
Provide Public Information Line Assistance	10
Lend HEPA Vacuums	2
Perform Environmental Evaluations/Consultations	4
Finance and Manage Lead Hazard Reduction Projects	2

Source: Alameda County Lead Poisoning Prevention Program

*Resource Development*

ACLPPP also 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.

*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 local jurisdiction in the HOME Consortium also has its own lead-based paint inspection program and requirements 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 was 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 results of the housing and education interventions and their impact on children's respiratory health are currently being evaluated.

The ACLPP will apply under the FY06 SuperNOFA for funds to support a second Healthy Homes Demonstration Project. It is also seeking additional resources, opportunities and partnerships to support the 2010 goal.

## **ANTI-POVERTY STRATEGY**

Low income families have difficulty securing housing without income supports and/or housing assistance. Many times they also do not have additional income to pay for other needs such as food, child care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness. According to the 2000 Census, 2% (16,615) of the Urban County's population are low income; 6,227 households (1%) are very low income (50% or below median household income) and 6,129 households (1%) are extremely low income (at or below 30% of median household income). The 2000 Alameda County median household income was \$55,946.

Many low or no-income families or individuals that are living in poverty critically need income supports. Income supports include a number of federal, state and locally funded programs to provide these families or individuals with income to live on. The largest program nationally, Temporary Assistance to Needy Families (TANF) provides income to poor families. The amount of assistance depends on the size of the family; however, it is still not enough to move the family out of very low income levels. An income program that provides support for disabled people unable to work is Supplemental Security Income (SSI). Low or no-income adults who are not eligible for TANF or SSI may receive locally funded General Assistance (GA).

The following are some of the efforts in which agencies and organizations are involved to reduce the number of people in poverty in Alameda County:

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

and the Alameda County HOME Consortium. It provides a set of locally agreed-upon principles and priorities which each jurisdiction implements within their own funding guidelines, and identifies areas for multi-jurisdictional collaboration.

- Alameda County staffs the Associated Community Action Program (ACAP), a Community Action Agency which has the same jurisdiction as the Alameda County HOME Consortium. ACAP administers Community Services Block Grant (CSBG) funding, with the purpose of lessening the causes and effects of poverty through self-sufficiency programs. A second source of funding utilized by ACAP is from the Workforce Investment Board (WIB), which emphasizes private sector, employer-driven job training programs.
- The Alameda County Housing Authority administers Section 8 housing choice vouchers in the Urban County. Section 8 tenant and project-based assistance programs enable households to cap their housing costs at approximately 30% of their incomes on housing costs. Continuation of the Section 8 tenant-based program is an essential piece of the Urban County's anti-poverty strategy.
- The Alameda County Housing Authority also administers the Family Self-Sufficiency Program, which is designed to reduce the number of families living on welfare and in poverty. The program gives Section 8 housing choice voucher holders incentives to become economically self-sufficient and independent through participation in job training and basic skills programs.
- The Alameda County Social Services Agency (SSA) administers the Alameda County Self-Sufficiency Program. The program is designed to operate as a single, integrated system for the delivery of work-first, employment-focused services. The program complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The employment-focus of the program features Self-Sufficiency Centers which provide employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans. The program also encourages community partnerships to leverage and maximize funds, prevent duplication of service delivery, and develop the capacity of the community to sustain a safety-net for an expanding population. State budget cuts could impact this program.

Other programs intended to reduce the number of people living in poverty are aimed at providing and preserving the availability of affordable housing, so that households spend less of their budgets on housing costs and have more available for other basic goods and services.

- The HOME Investment Partnership Program administered by Alameda County HCD provides rental housing projects to assist households earning 60% or less of area median income. There are additional priority considerations given to proposals that include income targeting to households earning less than 30% of area median income, a target group that includes households living in poverty. Housing developments targeted to families and individuals in this income group often have a social services component to assist the

households with other needs such as job training, skill building, case management, and subsidized child care.

- Programs targeted to special needs populations with very low incomes, many of whom are homeless and/or live in poverty, such as Shelter Plus Care, the McKinney/Vento Supportive Housing Program (SHP), and Housing Opportunities for People with AIDS (HOPWA), are coordinated with social service agencies and provide affordable housing and other services, such as case management, life skills management, education, and job training.
- Compliance with Section 3 of the Housing Act of 1968 is required in connection with many Alameda County HCD and Urban County contracts. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects will, if possible, be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing. HCD has developed materials to distribute to contractors to ensure their good faith efforts in complying with Section 3 requirements.

In addition to these activities, efforts are underway to improve the quality of life in low-income neighborhoods with existing assisted housing.

## **INSTITUTIONAL STRUCTURE**

The primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the growing level of coordination between service providers, particularly those addressing housing needs of the homeless, special needs populations, and housing providers. Non-housing community development programs within the Urban County have involved coordination between the Urban County jurisdictions and the agencies or organizations involved in the particular community development area. The Urban County Technical Advisory Committee (TAC) comprised of staff from the individual jurisdictions of the Urban County, meets bi-monthly to discuss programmatic and policy matters relating to federal housing and community development funding sources available to these jurisdictions.

The primary gaps facing the Urban County jurisdictions in delivering affordable and supportive housing are primarily the lack of financial resources for development, operations, and support services. Community development efforts are limited due to a lack of financial resources. In some cases, there is also need for stronger coordination between agencies and organizations.

Addressing these gaps will be a high priority for the Urban County. Urban County jurisdictions will continue efforts to identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies. The Urban County has streamlined and improved the process for selecting and funding housing and community development projects for its HOME and CDBG programs. In addition, Urban County jurisdictions have participated in the larger homeless and special needs housing initiatives (the

Continuum of Care process, the Multi-Year AIDS Housing Plan update, the Homeless and Special Needs Housing Plan and the annual Super NOFA process) to select priorities and projects for homeless and special needs funding.

## **PUBLIC/PRIVATE COORDINATION**

HCD is the lead agency in implementing the Urban County's housing initiatives and coordinates actively with Urban County jurisdictions and organizations. The Alameda County Urban County Technical Advisory Committee (TAC) meets bi-monthly to coordinate and deliver housing and other services to lower income residents in the Urban County jurisdictions. The Alameda County Housing and Community Development Advisory Committee (HCDAC) provides citizen input on housing and community development policy and implementation within the Urban County. The affordable housing development implemented through HCD is carried out through coordination with private developers, service providers, and lenders.

- HCD has staff representation on the Tri-Valley Affordable Housing Committee (TVHAC). The TVHAC is composed of representatives from the following jurisdictions: Alameda County, Contra Costa County, Danville, Dublin, Livermore, Pleasanton, and San Ramon.
- HCD staff is a member of the HIV Services Planning Council, which sets funding priorities for Ryan White Funding in the Oakland MSA.
- HCD staff coordinates with Economic Development Alliance for Business (EDAB) on county-wide Jobs/Housing Balance activities.
- Alameda County HCD maintains a database of information on subsidized rental housing located throughout Alameda County. This information was last updated the Spring of 2001 and is used by members of the public, nonprofit organizations, and other governmental agencies in their planning efforts.
- HCD jointly administers the Shelter Plus Care Program with the Oakland Housing Authority, City of Alameda Housing Authority, the City of Berkeley and the Housing Authority of Alameda County. This program provides housing and supportive services on a long-term basis for homeless persons with disabilities and involves coordination with private housing and social services providers to find housing and services for program participants.
- The Housing Opportunities for People With AIDS (HOPWA) Program is coordinated through participation of housing and services providers and agencies. Alameda County HCD administers the HOPWA program for Alameda County, under contract from the City of Oakland.
- 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 builds upon earlier multi-jurisdictional planning initiatives created in the earlier collaboration efforts that resulted in adoption of the County-wide Continuum of Care Plan and the County-wide AIDS Housing Plan and related implementation efforts.

- Inter-departmental County coordination is being strengthened between HCD, Social Service Agency, Health Care Services Agency, Behavioral Health Care Services, Public Health, the Sheriff, Probation Department and others. As housing affordable to low income County residents becomes increasingly scarce, all of these departments have found that they are less able to serve their target populations effectively. The State budget cuts have had a significant impact on service levels.

## **PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES**

In the Urban County, the Housing Authority of Alameda County (HACA) owns and manages 230 public housing units in Emeryville and Union City, and manages the 150 unit Arroyo Vista complex for the City of Dublin. The housing developments include Emery Glen in Emeryville (36 units); Arroyo Vista for the Dublin Housing Authority (150 units); and Dyer complex (50 units), Mission View (36 units), Nidus Senior complex (50 units), and scattered site housing in Union City (58 units). These developments consist of 116 one-bedroom units, 133 two-bedroom units, 101 three-bedroom units and 30 four-bedroom units.

HACA receives an allocation from HUD annually for Capitol Fund Program (CFP) funds, which are used for modernization and capital improvements. All properties are scheduled for improvements including such items as exterior painting, sidewalk repair, parking lot resurfacing, and updating kitchen and bathrooms. In addition to CFP funds, Arroyo Vista has received CDBG funding from the City of Dublin in the past. These funds have been used to repair fire roads and build roofs.

HACA provides information regarding capital improvements and services to all residents through a newsletter as well as holding resident meetings to discuss improvement requests by residents.

## **PART IV: MONITORING STANDARDS AND PROCEDURES**

The Alameda County Housing and Community Development Department will monitor progress on activities undertaken with HUD funds as part of its on-going performance monitoring procedures. This includes: bi-monthly meetings of the Urban County Technical Advisory Committee, bi-monthly meetings of the HOME Consortium Technical Advisory Committee where project progress is updated; bi-monthly meetings of the HCD Citizen Advisory Committee, which provides citizen input on housing policy and implementation within the Urban County; and a bi-monthly and annual review of each jurisdiction's project implementation progress.

Other monitoring procedures include: public hearings, HUD monitoring, periodic reports to the Board of Supervisors; regular staff progress review meetings; on-going staff evaluation of projects; annual evaluation of housing and community development priorities through the Consolidated Planning process; bi-annual Housing Quality Standard (HQS) monitoring at housing project sites by HCD staff; HCD staff monitoring of jurisdictions in the Urban County, including review of financial and project record keeping, and reporting requirements; review of periodic project reports, invoices and payment requests from outside agencies; and notification of non-compliance.

The Urban County jurisdictions will comply with statutory requirements required by the Community Development Block Grant Program, the HOME Program and other federal funding programs. These include but are not limited to: the National Environmental Policy Act, Fair Housing and Equal Opportunity, Affirmative Marketing, Accessibility, Section 3 of the Housing and Urban Development Act of 1968, Minority/Women's Business Enterprise outreach, labor requirements, contracting and procurement practices, the Lead-Based Paint Poisoning Prevention Act, and the Uniform Relocation Act. As lead agency of the Urban County, HCD maintains standards and procedures to ensure long-term compliance with these requirements.

HUD outcome-based performance measures have been implemented in conjunction with this FY06 Action Plan.