

PART I. PRIORITY HOUSING NEEDS

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

Priority Analysis and Obstacles to Meeting Underserved Needs

The 2000 Census indicates that there are over 54,992 low income renters in the Alameda County HOME Consortium. Of these low income households, 28% (15,284 households) live in the Urban County. 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. Table 1 shows household incomes by Jurisdictions for the Urban County.

Table 1 – Urban County Households by Income by Jurisdiction

City/Place	Total Households	Extremely Low Income Households	% of Extremely Low Income Households	Low Income Households	% of Low Income Households
Albany	6,943	774	11.0%	678	9.8%
Dublin	9,279	321	3.5%	588	6.3%
Emeryville	3,983	675	16.9%	567	14.2%
Newark	13,006	1,019	7.8%	1,017	7.8%
Piedmont	3,760	172	4.6%	151	4.0%
Ashland CPD	7,156	1,330	7.7%	1,074	15.0%
Castro Valley CPD	21,598	1,660	7.7%	1,881	8.7%
San Lorenzo CPD	7,444	720	9.7%	877	11.8%
Cherryland-Fairview CPD	7,782	918	11.8%	862	11.1%
TOTALS	80,951	7,589		7,695	

Source: 2000 Census – CHAS Data Book

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 Housing Needs Analysis indicates that the majority of low income rental households (earning 80% 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. Table 2 indicates the number of subsidized housing units as a percentage of the total housing units available in the Urban County. Only Emeryville (12.8%) has more than 10% of the total units as subsidized.

Table 2 – Urban County Subsidized Housing Units

Jurisdiction	% of Total Units	Subsidized Units* (2000)	Owner Housing Units	Renter Housing Units
Albany	0.5%	33	3,550	3,461
Dublin	2.4%	227	6,049	3,276
Emeryville	12.8%	511	1,476	2,499
Newark	1.7%	220	9,175	3,817
Piedmont	0%	0	3,449	355
Ashland CDP	6.4%	465	2,593	4,630
Castro Valley CDP	0.7%	147	15,053	6,553
Cherryland CDP	1.1%	68	4,658	1,559
Fairview CDP	1.5%	48	2,743	538
San Lorenzo CDP	2.8%	214	5,942	1,558
Total		1,933	54,688	28,246

* Includes Section 8 Tenant-Based Rental Assistance; Sources: 2000 Census; Inventory of Subsidized Rental Housing in Alameda County; May 2001

Alameda County HCD last 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.

In comparing housing types across each jurisdiction, the share of multi-family housing is much larger in Emeryville (86.5%) compared to other jurisdictions (Table 3). Ashland (47.8%) and Albany (45.7%) also have higher than average multi-family units in their jurisdictions. In

Piedmont, Fairview and San Lorenzo the percentage of single-family units is very high (98.0% in Piedmont, 93.8% in Fairview and 91.1% in San Lorenzo). Emeryville has the lowest at 12.7%.

Table 3 - Housing Unit by Type by Jurisdiction, 2004

Jurisdiction	Single/ Detached		Single/ Attached		Multiple/2-4		Multiple 5+		Mobile Home		Total	
	#	%	#	%	#	%	#	%	#	%	#	%
Albany	3,779	6.4	181	2.8	823	13.9	2,510	12.4	6	0.6	7,299	7.9
Ashland CDP	3,473	5.9	515	7.9	877	14.9	2,987	14.7	235	22.0	8,087	8.7
Castro Valley CDP	17,695	30.1	1,440	22.1	1,383	23.4	3,545	17.5	538	50.5	24,601	26.6
Cherryland CDP	2,372	4.0	973	14.9	773	13.1	1,117	5.5	39	3.7	5,274	5.7
Dublin	7,348	12.5	1,304	20.0	444	7.5	3,774	18.6	28	2.6	12,898	13.9
Emeryville	270	0.5	329	5.0	488	8.3	3,596	17.7	37	3.5	4,720	5.1
Fairview CDP	3,200	5.4	336	5.2	123	2.1	91	0.4	20	1.9	3,770	4.1
Newark	9,206	15.7	1,238	19.0	766	13.0	2,146	10.6	59	5.5	13,415	14.5
Piedmont	3,784	6.4	0	0	35	0.6	34	2.4	8	0.7	3,861	4.2
San Lorenzo CDP	7,611	13.1	205	3.1	192	3.2	480	2.4	96	9.0	8,584	9.3
Urban County	58,738	100	6,521	100	5,904	100	20,280	100	1,066	100	92,509	100
% Total	63.5		7.0		6.4		21.9		1.2		100	

Source: California Department of Finance, 2004

Objectives

The objectives 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.	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.	There will be 55 unit-years of affordability in rental projects.
Encourage the inclusion of affordable rental housing by the private sector in new housing developments.	Seek opportunities when appropriate.	There will be 55 unit-years of affordability in rental projects.
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 extremely low income and very low income households.	Construction 112 units of affordable housing for very low income families; 30% for very low income; 50% for low income.	There will be 55 unit-years of affordability in rental projects.

Geographic Distribution

Funding for all priorities will be spread to middle, northern, eastern, and southern portions of the County to ensure coverage of the Urban County jurisdictions. All activities listed in the objectives above are intended and open to serve the entire jurisdiction, unless targeted to specific locales within the Urban County.

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

Priority Analysis and Obstacles to Meet 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 incidences 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. According to California Department of Finance, 68% (63,451) of the housing stock in the Urban County was constructed pre-1980’s (Table 4).

Table 4 - Distribution of Pre-1980 Dwelling Units in Urban County

Jurisdiction	# of Pre-1980 Units	Total Units	Pre-1980 Units % of Total Units
Albany	6,463	7,299	88%
Dublin	4,254	12,898	33%
Emeryville	2,510	4,720	53%
Newark	9,368	13,415	70%
Piedmont	3,828	3,861	99%
Unincorporated County	37,028	50,316	74%
Total	63,451	92,509	68%

Source: 2000 Census

The use of lead paint was banned in 1978. Use of lead paint dwindled in the years prior to 1978; however, there is a potential hazard in the majority of the Urban County’s housing stock. Alameda County’s Lead Poisoning Prevention Program has worked in Emeryville since 1991 to mitigate lead-based paint in housing stock and the Urban County Housing Preservation Programs.

Housing Problems

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 problem facing low income renters in the Consortium were summarized under the previous Priority and are 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 a steady increase in costs in recent years as the costs of building materials and labor increases. According to the CHAS data there are 12,135 elderly homeowner households in the Urban County area; of those households, close to 33% (3,971) 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

The objectives 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 400 Minor Home Repairs for low income Urban County residents (35 Albany, 20 Dublin, 10 Emeryville, 50 Newark, 5 Piedmont & 280 Unincorporated County)	Eliminate at least one significant health and safety deficiency as a result of housing rehabilitation, defined by local codes, in 400 housing units.
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)	Reduce the number of derelict properties & other blighting influences as a result of code enforcement, acquisition, demolition or rehabilitation by 50 properties over 5 years.
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.	Reduce the number of derelict properties & other blighting influences as a result of code enforcement, acquisition, demolition or rehabilitation by 300 units 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 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

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed toward eligible areas in the funding jurisdiction. All programs or activities fulfilling objectives listed above are intended and open to serve the entire jurisdiction.

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 the Urban County. 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

The objectives 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 250 low and moderate income first-time homebuyers.	1% annual increase in the home ownership rate in the Urban County.
Continued participation in American Dream Downpayment Initiative (ADDI) Program administered by HCD.	Assist 5 low income first-time homebuyers.	1% annual increase in the home ownership rate in the Urban County.
All homeowner programs will adhere to HUD and EPA lead requirements.	Implement lead requirements.	Decrease the number of children with elevated blood lead levels.
Provide home ownership assistance through new construction of housing and down payment assistance programs.	Assist 5 low income and moderate income homebuyers.	1% annual increase in the home ownership rate in the Urban County.

Geographic Distribution

Funding for all priorities will be spread to northern, eastern, and southern portions of the County to ensure coverage of the Urban County jurisdictions. All activities listed in the objectives above are intended and open to serve the entire jurisdiction, unless targeted to specific locations within the Urban County.

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 2000 Census data, there are concentrations of people of color in the Urban County. Tables 5 and 6 indicate the Urban County demographics.

Table 5 - Urban County Population by Race by City

Name	Total Population	African American	Asian/Pacific Islander	Hispanic Origin	Native American	White	Other	2+ Races
Albany	16,444	644	4,114	1,312	53	9,461	80	780
Dublin	29,973	2,995	3,135	4,059	156	18,669	61	898
Emeryville	6,882	1,304	1,766	616	22	2,861	29	284
Newark	42,471	1,639	9,329	12,145	148	17,103	128	1,979
Piedmont	10,952	134	1,732	325	9	8,408	31	313
Ashland	20,793	4,067	3,271	6,753	158	5,583	54	907
Castro Valley	55,273	2,314	7,618	6,648	198	36,250	148	2,097
Cherryland	13,837	1,309	1,273	5,774	62	4,933	28	458
Fairview	9,470	1,901	1,009	1,433	29	4,621	34	443
San Lorenzo	21,898	584	3,421	5,398	102	11,475	46	872
Total Urban County	227,993	16,891	36,668	44,463	937	119,364	639	9,031

Source: Census 2000

Table 6 - Urban County Population by Race by City (Percentages)

Name	Total Population	African American	Asian/Pacific Islander	Hispanic Origin	Native American	White	Other	2+ Races
Albany	16,444	3.9%	25.0%	8.0%	0.3%	57.5%	0.5%	4.7%
Dublin	29,973	10.0%	10.5%	13.5%	0.5%	62.3%	0.2%	3.0%
Emeryville	6,882	18.9%	25.6%	9.0%	0.3%	41.6%	0.4%	4.1%
Newark	42,471	3.9%	22.0%	28.6%	0.3%	40.3%	0.3%	4.7%
Piedmont	10,952	1.2%	15.8%	3.0%	0.1%	76.8%	0.3%	2.9%
Ashland	20,793	19.6%	15.7%	32.5%	0.8%	26.9%	0.3%	4.4%
Castro Valley	55,273	4.2%	13.8%	12.0%	0.4%	65.6%	0.3%	3.8%
Cherryland	13,837	9.5%	9.2%	41.7%	0.4%	35.7%	0.2%	3.3%
Fairview	9,470	20.1%	10.6%	15.1%	0.3%	48.8%	0.4%	4.7%
San Lorenzo	21,898	2.7%	15.6%	24.7%	0.5%	52.4%	0.2%	4.0%
Total Urban County	227,993	7.4%	16.1%	35.6%	0.4%	52.4%	2.8%	4.2%

Source: Census 2000

Areas of Racial/Ethnic Concentration

Using the definition below, a table and map showing concentrations of racial and ethnic groups in the HOME Consortium jurisdictions, including Urban County areas, have been developed and are found in Appendix B.

- An area of racial/ethnic concentration by a particular minority in the HOME Consortium is any census tract in which the total population of a particular minority group is double or more than that of the jurisdiction's overall percentage of that group.

Thirty out of the 182 census tracts (16.5%) located throughout the HOME Consortium jurisdictions have racial/ethnic concentrations of one or more racial/ethnic groups other than white.

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

The objectives 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 300 clients will receive fair housing counseling services (800 contacts) and 5,000 clients will receive tenant/landlord counseling services (7,000 contacts).	N/A

Geographic Distribution

Funding for priorities will be spread to middle, northern, eastern and southern portions of the Urban County to ensure coverage of the Urban County jurisdictions. All activities listed in the objective above are intended and open to serve the entire jurisdiction.

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 Homeless and Special Needs Housing 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 Homeless and Special Needs Housing 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

The objectives 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
Pursue continued funding and renewals of subsidized rental assistance programs such as Supportive Housing Program (SHP), Shelter Plus Care (S+C), Project Independence and Section 8.	<ol style="list-style-type: none"> 1. 245 people with HIV 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. 3. Jobs/Housing Linkages Program will serve 235 homeless families in Southern Alameda County through transitional rental subsidies, case management and other supportive services, job preparation and placement. 	On an annual basis see a decrease in the number of chronically homeless individuals in the community.
Pursue continued funding and renewals of subsidized rental assistance programs such as Supportive Housing Program (SHP), Shelter Plus Care (S+C), Project Independence and Section 8.	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.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.
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.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.
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.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.
Promote adequate funding for homeless housing and services.	<ol style="list-style-type: none"> 1. Expand the supply of housing for homeless populations by advocating for additional sources of funds. 2. Rehabilitation of homeless shelter in Newark. 	On an annual basis see a decrease in the number of chronically homeless individuals in the community.

Geographic Distribution

Funding for priorities will be spread to middle, northern, eastern, and southern portions of the County to ensure coverage of the Urban County jurisdictions. All activities listed in the objectives above are intended and open to serve the entire jurisdiction.

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.

Rental assistance programs are part of the Urban County's efforts to keep individuals and families in housing. Most of these rental subsidies are directed specifically at populations with disabilities who tend to be more at risk than other populations of losing their housing. HCD is funded directly by HUD for Project Independence, a Housing Opportunities for Persons with AIDS (HOPWA) Special Project of National Significance which provides shallow rental assistance and accessibility modifications to people living with HIV/AIDS throughout Alameda County.

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

The objectives 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 renewals of subsidized rental assistance programs such as Supportive Housing Program (SHP), Shelter Plus Care (S+C), Project Independence and Section 8.	<ol style="list-style-type: none"> 1. Project Independence will provide 200 households 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 County-wide rental assistance and supportive services to 1,070 disabled, formerly homeless individuals & their families. 	90% of HOPWA clients will be able to maintain housing stability, avoid homelessness and access care.
Promote the production of affordable housing to achieve public and mental health outcomes.	<ol style="list-style-type: none"> 1. Provide information and access to housing for homeless populations. 2. Develop and implement transitional planning for discharged clients. 3. Develop and fund comprehensive crisis intervention services. 	On an annual basis see a decrease in the number of chronically homeless individuals in the community.

Geographic Distribution

Funding priorities will be spread to middle, northern, eastern and southern portions of the County to ensure coverage of the Urban County jurisdictions. All activities listed in the objectives above are intended and open to serve the entire jurisdiction.

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 led 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 prevent duplication of services to clients and allow the client to get the assistance they need depending on where they stand in the continuum.

Objectives

The objectives 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.	1. Link housing and service providers for immediate and long term homeless needs. 2. Identify gaps and barriers in service provision.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.
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.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.
Continue the tradition of joint jurisdictional funding of projects with mutual benefits throughout Alameda County.	Seek out opportunities when appropriate.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.

Geographic Distribution

Funding priorities will be spread to middle, northern, eastern and southern portions of the County to ensure coverage of the Urban County jurisdictions. All activities listed in the objectives above are intended and open to serve the entire jurisdiction.

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

The objectives 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 300 units of transitional and permanent housing county-wide for special needs individuals and families who are extremely low and low income households. With final adoption of the Homeless and Special Needs Housing Plan these numbers may change slightly.)	There will be 55 unit-years of affordability in rental projects.
Promote the production of affordable housing both transitional and permanent with supportive services for people with HIV/AIDS 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.	90% of HOPWA clients will be able to maintain housing stability, avoid homelessness and access care.

Geographic Distribution

Funding for priorities will be spread to middle, northern, eastern and southern portions of the County to ensure coverage of the Urban County jurisdictions. All activities listed on the objective above are intended and open to serve the entire jurisdiction.

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

Priority: Community Development Needs

Introduction

Part IV is a description of the priority community development needs in the Urban County and includes the objectives and proposed accomplishments for meeting these needs over the next five years. The areas described under each priority need are eligible uses of Community Development Block Grant (CDBG) funding. This information was gathered through requested data from the Urban County jurisdictions on the use of CDBG funds which address eligible community development needs.

There are a number of unmet needs in each of the Community Development Needs categories presented in this section of the Consolidated Plan. The Urban County will be pursuing other funds to address needs in the categories not projected to receive CDBG funds for projects. Those categories that do not have specific projects attached will still be a focus of the Urban County's work for the next five years.

Priority Community Development Need: *Senior Facilities and Services*

Introduction

The 2000 Census reported that there were 95,319 people aged 65 and older living in the Alameda County HOME Consortium area. Fifty-three percent (50,044) were aged 65-74; 36% (33,955) were between the ages of 74-84 and 12% (11,320) were 85 years and over. The California Department of Finance Projections for 2010 indicates that there will be an estimated 11% increase in people aged 65 and older over ten years. Fifty-six percent (53,379) are between the ages of 65-74; 17% (16,204) are ages 75-79; 13% (12,391) are between 80 and 85 years old and 14% (13,345) people are over the age of 85.

When the senior population was analyzed in the 2000 Census by location in Alameda County, the data showed that North County had the majority of seniors (living in Alameda, Albany, Berkeley, Emeryville, Oakland and Piedmont) and tend to be older than in other parts of the County, with 47% of the seniors over the age of 75, compared to 31% in Central County (Hayward, San Leandro, and the surrounding unincorporated areas), 15% in the South County (Fremont, Newark and Union City), and 7% in East County (Dublin, Livermore and Pleasanton). This constitutes a major shift in the senior populations (since 1990) moving from the South and East County to North County.

The Alameda County Commission on Aging released a report (*Affordable Senior Housing Report of Recommendations and Actions*, December 1999, Legislative Advocacy Committee) that indicated 80% of seniors in Alameda County paid well in excess of their annual income in rent. The majority of assisted rental housing opportunities for the elderly are publicly sponsored Section 8 programs.

The amount of financial resources available to address senior needs does not meet existing demand. In addition, many seniors have difficulty accessing the services that are available to them due to real and perceived barriers, including long waiting lists for some services, language barriers, transportation difficulty, and the stigma held by some seniors towards receiving public assistance.

Objectives

The objectives 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
Evaluate funding applications for senior services and/or facilities on the basis of low income and moderate income senior needs in the particular jurisdiction and promote 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.	N/A
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 assist approximately 20 low and moderate income senior households each year.	N/A
The City of Dublin will continue using CDBG funds to deliver meals to homebound elderly residents.	The City of Dublin will assist approximately 20 low and moderate income senior households each year.	

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed towards eligible households in the funding jurisdiction. All programs or activities fulfilling objectives listed above are intended and open to serve the entire jurisdiction.

Priority Community Development Need:
Park and Recreation Facilities

Introduction

The need for additional or enhanced parks and recreation facilities in the Urban County jurisdictions is due to a number of factors: pressure from residential, commercial and industrial development on already limited land supply; an increasingly active young adult and senior population which demands diverse recreational opportunities; and population growth which is expected to continue in these jurisdictions. The current supply and character of parks and recreational facilities do not meet the demands of the current wide range of age groups and activity needs. Most areas in the Urban County are built out residentially or commercially; thus there is little available space for large parks. Some areas are poorly served by parks and recreational facilities. There is opportunity to expand existing facilities, enhance current programming, and/or develop additional parks and facilities.

Objectives

The objectives 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 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.	N/A
The City of Dublin will make ADA compliant accessibility improvements at City park and recreation facilities.	Sites TBD	N/A

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed toward eligible areas in the funding jurisdiction. All programs or activities fulfilling objectives listed above are intended and open to serve the entire jurisdiction.

Priority Community Development Need: *Neighborhood Facilities*

Introduction

Similar to the factors which contribute to the need for parks and recreational facilities in the Urban County, there are increasing economic and social pressures affecting the need for neighborhood facilities. With increasingly strained local budgets, jurisdictions have more fiscal burden providing new or upgrading existing neighborhood facilities, such a community centers, fire and police stations.

Objectives

The objectives 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 the expansion of existing or new development of neighborhood facilities to the extent feasible. Neighborhood facilities must be located in underserved areas which are primarily low and moderate income groups.	Assist low and moderate income persons through support of new development of at least one neighborhood facility.	N/A
The Unincorporated County will make renovations to a center (CRIL) that serves handicapped residents.	Renovate Center for Independent Living's (CRIL) Hayward Office for improved ADA access.	N/A

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed toward eligible areas in the funding jurisdiction. All programs or activities fulfilling objectives listed above are intended and open to serve the entire jurisdiction.

**Priority Community Development Need:
Childcare Facilities and Services**

Introduction

There is a shortage of affordable childcare in the Urban County. For those low and moderate income households who are able to access childcare, the costs often consume a large portion of their budgets; for extremely low income parents, high childcare costs and insufficient supply of affordable childcare may make entering or re-entering the labor force prohibitive. The Alameda Child Care Needs Assessment (2002) indicates that in Alameda County the average annual cost of a full-time licensed care in a center for an infant up to 24 months of age was \$10,891; ages 2-5 cost \$7,843; and ages 6 and up cost \$5,115.

Alameda Child Care Needs Assessment (2002) indicates that there were 8,349 slots available in licensed childcare facilities in the Urban County jurisdiction of (Albany, Dublin, Emeryville, Newark, Piedmont and the Unincorporated Areas of Castro Valley and San Lorenzo). There are between 8,865 (best case demand) and 22,937 (worst case demand) children needing childcare in the Urban County areas listed above.

While childcare subsidies exist for some low income parents, there are a limited number of subsidies; also, some low income working parents do not qualify for the subsidies. Alameda County studied the needs of CalWorks participants and found that 63% had childcare needs (Alameda County CalWorks Needs Assessment #2). Of these participants, (most participants utilized a variety of sources so the total is greater than 100%) 73% utilized the child’s grandparent or other relative, 27% used home daycare or a babysitter (often another CalWorks participant); 20% used a preschool, nursery school or childcare center; and 7% utilized Head Start Programs. The same study found that 56% of CalWorks participants who responded to the survey needed evening childcare. Twenty-one percent of the respondents had quit work or training due to lack of childcare. Additional affordable childcare is needed throughout the Urban County jurisdictions to meet existing and projected demand.

Objectives

The objectives 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 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.	N/A
The City of Dublin will fund childcare and supportive services to low income residents.	The City of Dublin will provide before, during and after-school programs to low income residents. The City of Dublin will provide case management for families with childcare needs.	N/A

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed towards eligible areas in the funding jurisdiction. All programs or activities fulfilling objectives listed above are intended and open to serve the entire jurisdiction.

Priority Community Development Need:

Crime Awareness

Introduction

Crime prevention and awareness programs are viewed as an increasingly important need in the Urban County jurisdictions, particularly in those that have experienced a rise in crime in recent years. Crime awareness and prevention programs usually involve coordination between the community, local government, and local police or sheriff's departments, and include activities such as organizing neighborhood watch programs, educating youth about drug and alcohol abuse, conducting "Say No to Drugs" programs at local schools, providing registration services for bikes and other household equipment, and teaching crime awareness skills to parents and children. Crime prevention programs represent an important element in addressing rising crime in neighborhoods; addressing other community and economic development issues is also fundamental to reducing crime in the Urban County.

Objectives

The objectives 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 crime awareness activities and/or services to the extent feasible. The crime awareness activities must be located in areas which are primarily low 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.	N/A
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.	N/A

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed towards eligible areas in the funding jurisdiction. All programs or activities fulfilling objectives listed above are intended and open to serve the entire jurisdiction.

**Priority Community Development Need:
Accessibility Needs**

Introduction

The Urban County jurisdictions are currently taking steps towards removing accessibility barriers to people with disabilities in public areas. Accessibility improvements, such as the installation of curb cuts, accessible interior spaces and restrooms, devices for the hearing and vision impaired, and installation of elevators, continue to be needed in many structures, and they are a means of improving the daily lives of people with disabilities. County disability advocacy organizations provide a wide range of services to people with disabilities. Their clients have a broad range of needs; two of the most widely raised are for affordable, accessible housing, and the need for improved accessibility in other buildings and areas.

Objectives

The objectives 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 the provision of accessibility improvements to the extent feasible. The accessibility improvements must occur at general public 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.	N/A
The City of Piedmont will continue to use CDBG funds to complete accessibility improvements at various City buildings and locations.	Provide infrastructure improvements in at various City facilities.	N/A

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed towards eligible areas and/or uses in the Urban County jurisdictions. All programs or activities fulfilling the objectives listed above are intended and open to serve the entire jurisdiction.

**Priority Community Development Need:
Infrastructure Improvements**

Introduction

With declining fiscal resources and aging infrastructure, infrastructure improvements are a priority need in the Urban County. Infrastructure improvements, which may include road and sidewalk repairs, water and sewage system upgrades, flood drain improvements, or undergrounding utilities, is also considered a main component of commercial and residential area revitalization. The greatest obstacles to implementing infrastructure improvements are high construction costs and the time required to construct improvements. Multiple funding sources are usually required and the projects are phased over time.

Objectives

The objectives 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 provision of infrastructure improvements to the extent feasible. The infrastructure improvements must be directed in areas which are primarily low and moderate income or directly serve these income groups.	Provide infrastructure improvements in at least three jurisdictions within the Urban County.	N/A
The City of Dublin will upgrade and improve existing infrastructure.	The City of Dublin will provide infrastructure improvements and upgrades.	N/A

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed towards eligible areas and/or uses in the Urban County jurisdictions. All programs or activities fulfilling the objectives listed above are intended and open to serve the entire jurisdiction.

Priority Community Development Need: *Public Facilities*

Introduction

With declining fiscal resources and aging public facilities, public facility improvements are a priority need in the Urban County. Public Facilities (which may include neighborhood facilities, firehouses, public schools, libraries, shelters for persons having special needs) are also considered a main component of commercial and residential area revitalization. The greatest obstacles to implementing public facilities improvements are high construction costs and the time required to construct improvements. Multiple funding sources are usually required and the projects are phased over time.

Objectives

The objectives 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 public facilities activities to the extent feasible. The public facilities efforts must be directed in areas which are primarily low or moderate income or must directly serve these income groups.	Support public facilities efforts in at least two jurisdictions within the Urban County.	N/A

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed towards eligible areas and/or uses in the Urban County jurisdictions. All programs or activities fulfilling the objectives listed above are intended and open to serve the entire jurisdiction.

**Priority Community Development Need:
Public Service**

Introduction

Public Service is an important need in areas of the Urban County with higher concentrations of moderate and lower income populations. The City of Emeryville will use CDBG funds for the provision of meals and food baskets to low income families during the holidays and for case management and other services at a local homeless shelter. The City of Dublin will use CDBG funds to provide outreach, assessment, assistance with housing and meals for low income individuals and families. The City of Albany will use CDBG funds for meals for frail elderly residents.

Short and Long Term Objectives

The objectives 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 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.	N/A

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed toward eligible areas and/or uses in the Urban County jurisdictions. All programs or activities fulfilling the objectives listed above are intended and open to serve the entire jurisdiction.

**Priority Community Development Need:
Economic Development**

Introduction

Economic development is a critical need in areas of the Urban County with higher concentrations of moderate and lower income populations, and in areas that have witnessed economic blighting conditions. 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 moderate or lower income individuals.

Objectives

The objectives 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 economic development opportunities to the extent feasible. The economic development efforts must be directed in areas which are primarily low income or must directly serve these income groups.	Support economic development efforts in at least two jurisdictions within the Urban County.	N/A

Geographic Distribution

Funding for proposed accomplishments under this priority will be directed towards eligible areas and/or uses in the Urban County jurisdictions. All programs or activities fulfilling the objectives listed above are intended and open to serve the entire jurisdiction.

PART V. OTHER ACTIONS

Barriers to Affordable Housing

There are a number of barriers to providing affordable housing in the Urban County, based on real estate markets and non-market related 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 increase 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 the 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 Housing Authority of Alameda County, 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. Alameda County's 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 Homebuyer 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 with 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

Lead poisoning is a serious issue in Alameda County with significant numbers of older homes occupied by low income families with children. These older homes are most likely to contain lead hazards. Lead-based hazards are defined as any condition that causes exposure to lead from the lead-contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, frictional surfaces, or impact surfaces that would result in adverse human health effects. The most common sources of lead poisoning are lead-based paint hazards from dust, deteriorated paint, and soil.

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.

Primary Prevention Education/Services

Property owner services and public education provided in the four-city County Service Area are focused on raising awareness of the sources of lead in residential buildings and helping residents to address hazards in a lead-safe manner with the goal of exposing fewer children, property owners, and workers to lead. To this end, the ACLPPP provides property owners with lead hazard consultations, classes in lead-safe painting, lead-safe painting prep kits, and a HEPA vacuum cleaner loaner program. Rental property owners are provided with copies of the booklet "Protect Your Family from Lead in Your Home" for distribution to their tenants. Lead education materials are made available in paint stores, permit offices, libraries and other community

centers. Information about lead poisoning prevention is also available through the ACLPPP public information line, website at www.aclppp.org, public education events and media spots.

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, environmental consultations, classes, lead safe painting preparation kits and case management of lead poisoned children. Activities carried out area-wide (Table 7) that impact Emeryville residents include:

- Education to medical providers on identifying and addressing childhood lead poisoning;
- Lead-Safe painting classes in neighborhood communities;
- Contractor/Lead-Safe Work Practices trainings;
- Website visits.

Table 7 - FY05-09 Goals and Objectives for Lead-Paint Hazard Reduction City of Emeryville

OBJECTIVES	CITY OF EMERYVILLE
Manage Cases of Lead-Poisoned Children	10
Introduction to Lead-Safe Painting Classes	5
Lead-Safe Painting Prep Kits	25
Public Education Events and Literature Racks	20
Public Information Line Assistance	50
Lend HEPA Vacuums	10
Environmental Evaluations/Consultations	20
Hazard Reduction Projects	10

Source: Alameda County Lead Poisoning Prevention Program

Case Management/Secondary Prevention

The ACLPPP receives State of California Department of Health Services (DHS) funds for Public Health Nursing case management services to lead poisoned children and their families, advocacy for blood lead screening via collaboration with other public health programs, and marketing and consultations to the medical provider community and Medi-Cal Managed Care Organizations.

Environmental Investigations are conducted in the homes of children with elevated blood lead levels (EBLLs) throughout Alameda County. A Registered Environmental Health Specialist provides property owners with a risk assessment report detailing the environmental test results and recommendations for safely addressing the lead hazards at the property. For cases meeting case management criteria, a Lead Project Designer will do on-site consultation with the owner to discuss safe methods of lead hazard reduction, emergency measures, and available program services. The Lead Project Designer also monitors compliance. Properties not brought into compliance may be referred to Alameda County Environmental Health Department for enforcement.

Remediation

In November 2002, ACLPPP received a 30-month grant for \$2.16 million from HUD. The Partnerships for Affordable Lead-Safe Housing Project provides lead hazard reduction services, while increasing local capacity to address lead hazards and promoting lead-safe practices.

The Partnerships for Affordable Lead-Safe Housing Project allows ACLPPP to strengthen existing partnerships while working closely with local Housing Authorities to maintain and expand lead-safe Section 8 Housing Choice Voucher Program rental units. The ACLPPP and its partners are matching the \$2.16 million in funding from the HUD Office of Healthy Homes and Lead Hazard Control with \$1,947,260 in local funds, which includes in-kind contributions and hard costs associated with housing rehabilitation and other work which complements the lead hazard control activity. Upon completion of the grant in July 2005, 144 units of housing will have been made lead-safe.

Also part of this grant the ACLPPP is working with tenant assistance agencies to increase renters' knowledge of lead-based paint hazards and working with local workforce development organizations to ensure that very low and low-income individuals are included in the expansion of the lead-qualified workforce necessary to implement HUD's Lead Safe Housing Rule.

Training

Trained contractors and workers are needed to ensure that renovation and remodeling of housing is done lead-safely. The ACLPPP has established a specialized training center and provided accredited certification and lead-safe work practices training. Established relationships with Laney Community Collage, local youth employment development organizations, and property owner groups provide access to these groups who need this training.

Compliance/Enforcement

Effective January 2003, the State of California Health and Safety Code was amended to include lead hazards in the definition of substandard housing and to clarify the authority of local code compliance, public health, and environmental health agencies to investigate and require treatment of lead hazards. The ACLPPP has a three-year contract from the California Department of Health Services to promote effective local lead hazard reduction enforcement and compliance programs in Alameda County. The annual contract award for Alameda County is \$77,208 for a three-year total of \$231,624.

The primary goal is to develop referral and enforcement infrastructure with the ACLPPP, Environmental Health Services Department (EHS), and housing code compliance agencies with a focus on those areas with the highest incidence of children with an elevated blood lead level. Activities over the course of the grant will focus on developing a model approach to enforcement to be used as a guide and starting point for discussions with enforcement agencies, promoting training of enforcement personnel, and developing a coordinated regional outreach plan with other childhood lead poisoning prevention programs.

Alameda County requires qualified, State-certified Contractors and workers perform lead mitigation and abatement services on pre-1978 residential housing determined to have lead-based paint hazards. Cities and jurisdictions comply with Lead Safe Housing Regulations, and regular campaigns are conducted to attract General Building Contractors to generate an adequate number of lead professionals in construction. There is a constant need to increase the number of State-certified Contractors so that bidding for projects can be more competitive. Jurisdictions within Alameda County planned and implemented training and certification to deal with the inadequate number of qualified contractors. Alameda County Lead Poisoning Prevention Program has sponsored preparation courses and Supervisor exams, and will look into sponsoring more training in the future to assist in increasing the number of qualified lead professionals.

Aside from the exam preparation courses and sponsored State exams given to contractors as an incentive to participate in lead safe housing issues, Alameda County actively recruits new General Building and Specialty Contractors to be part of the overall program in housing rehabilitation. This is on-going work that Alameda County is undertaking to maintain a sufficient number of building contractors participating in HCD's housing rehabilitation programs.

ANTI-POVERTY STRATEGY

Low income families have difficulty securing housing without income supports and/or housing assistance. Many times they do not have additional income to pay for other needs such as food, childcare, healthcare and dependable transportation. Living from paycheck to paycheck causes families to be 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 household (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 State of California budget cuts have had significant impact on the level and types of services being offered to low income populations in Alameda County. The burden of payment of these programs has shifted from the State to the County. County revenues are not at the levels that supported the shift. The County continues to reduce costs. Staff layoffs in the area of social services have already taken place (with more expected) as have reductions in funding levels for social services pass through funds to non-profit agencies. It is anticipated that services will be significantly reduced next-year – it is just not known where and by how much.

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 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 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, childcare, 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 household with other needs such as job training, skill building, case management, and subsidized childcare.
- 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, 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 conjunction 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 jurisdiction 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 initiative (the Continuum of Care process, the Multi-Year AIDS Housing Plan update, and the annual HCD SuperNOFA 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 initiative 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 the 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 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 with the Oakland Housing Authority 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 service 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 service providers and agencies. Alameda County HCD administers the HOPWA program for Alameda County, under contract from the City of Oakland.
- In partnership with the County's Behavioral Health Care Services Department, the Public Health Department Office of AIDS Administration, the Alameda County-wide Homeless Continuum of Care Council and the Cities of Berkeley and Oakland, HCD is developing a county-wide Homeless and Special Needs Housing Plan. This plan provides an update to both the 1996 Multi-Year AIDS Housing Plan and the 1997 Homeless Continuum of Care Plan, and will incorporate a new plan addressing mental health housing needs. The plan also provides information about housing needs for people who are homeless, living with mental illness and/or with HIV/AIDS in Alameda County, makes recommendations for increasing housing resources, and seek to improve coordination between City and County agencies responsible for housing resources.

- Inter-departmental County coordination is being strengthened between HCD, Social Service Agency, Health Care Services Agency, Behavioral Health Care Services, Public Health, the Sheriff's Department, 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

The Housing Authority of Alameda County (HACA) serves all of the Urban County jurisdictions, as its jurisdiction includes all HOME Consortium cities except Alameda and Livermore, which each have their own Housing Authorities. The Housing Authority administers several county-wide programs designed to assist low and moderate income households, as well as households with special needs. These programs include Section 8 tenant-based rental assistance, the project-based Section 8 Moderate Rehabilitation and Rental Rehabilitation Program. The Board of Commissioners of HACA is appointed by the Alameda County Board of Supervisors and ultimately reports to them. The commissioners are nominated by the jurisdictions that they represent, and include two tenant commissioners nominated by the Executive Director of HACA.

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. 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. All properties are scheduled for improvements ranging from fence repairs and re-roofing to updating kitchens and bathrooms.