

Amended on May 21, 2020 to add CDBG and ESG CARES Act Funds and HOME Program changes to the FY2019 Annual Action Plan. Jurisdictions include Alameda County Urban County and the City of Hayward. Fremont amended its plan on 6/4/20. Pleasanton amended on 6/5/20. City of Alameda amended on 6/16/20. Livermore amended on 6/24/20. Union City completed its amendment on 6/26/20. Amended on 9/8/20 to add ESG Round 2 CARES Act funds. Alameda County will complete its amendment on 10/20/20.

## **Executive Summary**

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

Alameda County Housing and Community Development Department (HCD) of the Alameda County Community Development Agency is the lead agency for the Alameda County HOME Consortium, which includes the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County, which includes the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the unincorporated areas of the County. HCD, is also the lead agency for the Urban County.

The HOME Consortium (referred to as the Consortium in this document) has adopted a five-year consolidated planning cycle starting July 1, 2015 through June 30, 2020 and has produced this Action Plan for the fifth year of that cycle (July 1, 2019 – June 30, 2020) (FY19). This Action Plan has been prepared for all jurisdictions in the Consortium. HCD coordinated the process with the assistance of community development and planning staff from each of the Consortium’s jurisdictions.

The Consolidated Plan and Action Plan are important documents for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Consolidated Plan and Action Plan focus attention on housing and community development needs and the resources available to meet these needs.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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The HOME Consortium's Five-Year Strategic Plan, contained in the *FY15 -19 Consolidated Plan for the Alameda County HOME Consortium*, set forth priorities for addressing the HOME Consortium's housing and community development needs. The FY19 HOME Consortium Action Plan describes projects, activities, programs, performance measures and other efforts to address these needs, using available resources from the federal, state, and local levels. The HOME Consortium Action Plan contains the following priorities and five year objectives:

**PRIORITY HOUSING NEEDS** - 1. Increase the availability of affordable rental housing for extremely low (30%), very low (50%) and low (80%) income households by promoting the production of affordable rental housing through acquisition, rehabilitation and new construction. 2. Preserve existing affordable rental and ownership housing for households at or below 80% of AMI by maintaining and preserving housing stock. 3. Assist low and moderate income first time homebuyers. 4. Reduce housing discrimination through provision of fair housing and landlord/tenant services.

**PRIORITY HOMELESS NEEDS** -By December 2020, end homelessness as a chronic and on-going condition for any household in our community. A) Use resources to rapidly re-house households. B) Reduce by 50% time spent living in places not fit for human habitation and/or transitional housing or shelter before returning to permanent housing. C) Increase the rate at which people exit homelessness to permanent housing to 65%. D) Create three Regional Housing Resource Centers.

**PRIORITY SUPPORTIVE HOUSING NEEDS** - Increase the availability of service-enriched housing for persons with special needs by supporting the acquisition and rehabilitation and new construction of units.

**COMMUNITY DEVELOPMENT NEEDS** Evaluate funding applications for **senior services and/or facilities** on the basis of needs in the particular jurisdiction and promote provision of these services and/or facilities. Support the expansion of existing and/or new development of **park and recreation facilities**. Support the expansion and/or upgrade of existing or new development of **neighborhood facilities**. Support the expansion of existing or new development of **childcare facilities and/or services**. Support **crime awareness activities** and/or services. Support the provision of **accessibility improvements**. Support provision of **infrastructure improvements**. Support expansion or improvement of **public facilities**. Support critical **public service activities**. Support expansion and creation of **economic development** opportunities.

Please see each individual jurisdiction's Action Plan for a more detailed description of CDBG activities taking place under these objectives in FY19 along with identified performance measures for those activities.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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An evaluation of FY17 activities was developed for public comment in September 2018. Accomplishments for FY17 activities were included in the FY17 CAPER that was released for public comment in early September 2018. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY18/19 will be completed in September 2019.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Community participation is a very important part of the Action Plan development process. A pre-draft public hearing on the Action Plan took place on January 17, 2019 at the Alameda County HOME Technical Advisory Committee's (HTAC) meeting to present an overview of the Consolidated Plan and Action Plan, and review and solicit input on the housing and community development needs in the HOME Consortium. The HTAC is composed of staff representatives from the HOME Consortium jurisdictions. In addition, comments were solicited from the Housing and Community Development Advisory Committee (HCDAC) on January 8, 2019. The HCDAC is composed of citizens who have been appointed by members of the Alameda County Board of Supervisors, live in the County and have an interest in community development. The meeting was held in the evening to allow working people to attend and participate. No comments were received at either meeting.

The 30-day public comment period for the Action Plan required by HUD, took place from May 11, 2019 through June 10, 2019. A public hearing was held on May 14, 2019 to take comments on the draft HOME Consortium Consolidated Plan. This meeting was held at the County's Community and Housing Development office in Hayward. Public Notices are placed in all Bay Area Newspaper Group (BANG) newspapers in Alameda County (Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald). The notice includes provisions for how the disabled can access the meeting along with a detailed description of what is included in the Action Plan. The Urban County's Citizen's Participation Plan does not include requirements for printing notices in non-English speaking newspapers; however, several jurisdictions (Hayward and Fremont) do publish the notices for their meeting in Spanish language papers. At the public hearing, the hearing is listed and noticed as a hearing in the agenda. A sign-in sheet is circulated for attendance. HCD staff present the staff report regarding the Action Plan. Committee members ask questions of staff, the public is then asked to make comments. Any comments are recorded in the meeting and will be listed below.

The draft Action Plan will be distributed to all cities and main library branches in Alameda County, HUD, and any interested citizens, organizations, or agencies. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public. Distribution will be the same as mentioned above as well as any requests made to HCD for a copy of the Action Plan. Materials will also be made available in alternate formats upon request.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

Not applicable.

**7. Summary**

Not applicable.

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ALAMEDA COUNTY	
CDBG Administrator	ALAMEDA COUNTY	Housing and Community Development
HOPWA Administrator		
HOME Administrator	ALAMEDA COUNTY	Housing and Community Development
ESG Administrator	ALAMEDA COUNTY	Housing and Community Development
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative**

Not applicable.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The Consolidated Plan is an important document for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Consolidated Plan focuses attention on housing and community development needs and resources available to meet these needs.

The FY19/20 Action Plan was prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. The Alameda County Healthy Homes Department provided information on the number of households at risk of lead poisoning, and the programs currently operating or planned to mitigate lead-based paint hazards. The three public housing authorities operating in the HOME Consortium (City of Alameda, City of Livermore, and Alameda County) were consulted to obtain current data on Public Housing and Section 8 housing needs, public housing improvements, and other activities.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan, Mental Health Services Act (MHSA) funds and Housing Opportunities for People with AIDS (HOPWA). MHSA is a California program administered locally by Alameda County's Behavioral Health Care Services Department. The program funds affordable housing development, in partnership with the County Housing and Community Development Department (HCD) and California Housing Finance Agency, rental assistance and services. HOPWA funds are administered by HCD in Alameda County on behalf of the City of Oakland which is the HOPWA grantee. HOPWA funds are used to support affordable housing development, short term rental assistance, and housing-related services.

The EveryOne Home plan has been adopted by the Alameda County Board of Supervisors and all 14 cities, and endorsed by numerous community organizations.

Implementation of the Plan is coordinated by a community-based organization of the same name. It is guided by a Leadership Board comprised of jurisdictional appointed members and key community constituents such as consumers, cities, nonprofit service providers and housing developers, businesses, law enforcement, housing authorities, and faith-based organizations.

EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home, with

services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies: 1) Preventing homelessness and other housing crises; 2) increase housing opportunities for homeless and extremely low-income households; 3) Deliver flexible services to support stability and independence; 4) Measure success and report outcomes; and 5) Develop long-term leadership and build political will. The plan is being updated in 2018 and will undergo an adoption process as it did in 2007 when first written.

Alameda County will continue to implement a program using State funds at the County level that uses rapid rehousing strategies to assist homeless individuals leaving State correctional facilities to avoid homelessness. The THP+ program provides transitional housing for youth aging out of foster care. In addition, the Social Services Agency in the County, in collaboration with local providers, is developing an “Emancipated Village” with housing and services for emancipating foster youth. While the village is located in Oakland, it will serve youth coming from the entire area.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Alameda County Housing and Community Development Department through HMIS and participation in the EveryOne Home Results Based Accountability Committee supports the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY19 ESG funding.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**



Consultation with these groups was conducted by BAE Urban Economics (BAE) as a part of the Alameda County HOME Consortium's *Analysis of Impediments to Fair Housing Choice* (AI). The update to the AI was completed in January 2015. The AI will be updated again starting in late 2019.

To summarize current housing market conditions in the Consortium jurisdictions, BAE analyzed publicly available data regarding the growth, composition, and economic status of the jurisdictions' population and households. In particular, this AI provides updated analysis of geographic concentrations of poverty and areas of minority concentration and additional analysis that was not included in the previous HOME Consortium AI, including analysis of the incidence of housing overpayment by minority households; of the number and status of Alameda County residents with disabilities; of the geographic concentration of low-income households; and of homelessness statistics and program outcomes.

Analysis of these demographic trends was completed using data from numerous sources including the US Census American Community Survey (ACS) 2008 – 2012 data series; California Department of Finance 2014 population and household counts; Nielsen, a widely recognized private demographic data provider; Association of Bay Area Governments (ABAG) 2035 population and household projections; and HUD CHAS data series on overpayment by household type.

Current housing market conditions, including data regarding the presence of subsidized housing and residential care facilities, were analyzed using data provided by the US Census Building Permit Survey; realAnswers, a private apartment market data provider; DataQuick, a private data provider of Assessor's home sale records; California Housing Partnership Corporation (CHPC); the Community Care Licensing Division (CCLD) of the California Department of Developmental Services; the Housing Authorities of Alameda County, City of Alameda, and City of Livermore; and the Alameda County Housing and Community Development Department (HCD). Impediments to fair housing choice were further identified through a review of fair housing complaints records provided by the HUD Office of Fair Housing and Equal Opportunity (FHEO) and a series of 15 in-depth interviews with fair housing service providers, housing rights advocates, and affordable housing developers active in Alameda County.

Current jurisdictional housing policies were also reviewed to identify any policy-driven impediments to fair housing and to develop specific strategies and actions to further fair housing choice. Sources for policy review included the adopted or draft Housing Elements of the Consortium jurisdictions and Alameda County; Consortium jurisdictions' program web pages and program offices; and a survey of housing staff representing Alameda County and the Consortium jurisdictions.

Additionally, a survey regarding community development and housing priorities was completed by 146 local stakeholders. These efforts were included in the development of the priority areas.

## **2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Alameda County Entitlement Jurisdictions
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local Regional organization Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alameda County and all of the cities in Alameda County met to discuss regional issues affecting all jurisdictions and to coordinate consultations.
2	<b>Agency/Group/Organization</b>	Alameda County Healthy Homes
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meeting between Healthy Homes and Urban County to develop strategies for the ways that Healthy Homes programs could meet the needs of Urban County jurisdictions and residents in FY19.

3	<b>Agency/Group/Organization</b>	Housing Authority of Alameda County
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings and training on the Analysis of Impediments to Fair Housing Choice (AI) and for activities for FY19.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Efforts were made to include as broad a group of community stakeholders as possible. No agency types were excluded from participation.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	EveryOne Home	Drive the development of homelessness activity goals.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

Alameda County consulted with representatives of twelve local governments within the HOME Consortium and Urban County in preparation of this plan. Additionally, all of the HOME entitlement jurisdictions (Alameda County, Berkeley and Oakland) are part of a larger East Bay HOME Grantee Collaboration that also includes Contra Costa County and the City of Richmond.

The County will continue to partner with local governments and State agencies to ensure full and complete implementation of the Consolidated Plan.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

All aspects of programs administered by HCD are conducted with freedom of access for all interested parties. Citizens are encouraged to be involved in the development of programs offered by HCD including recommending program policies and funding, the five year Consolidated Plan, Annual Action Plan, Substantial Amendments to the Consolidated /Action Plans, CAPER, and Citizen Participation Plan. Community participation is a very important part of the Consolidated Plan development process. On May 12, 2020, HCDAC approved amendment to the FY19 Action Plan to add in ESG and CDBG CARES Act funds and to enact HOME program regulation changes due to COVID-19 including reduction of the public comment period from 30 days to five days.

A pre-draft public hearing on the Action Plan took place on January 17, 2019 at the HOME Consortium Technical Advisory Committee meeting. The purpose of the meeting was to present an overview of the Action Plan, review and solicit input on the housing and community development needs in the HOME Consortium. No public comments were received. The 30-day public comment period for the Action Plan will take place from May 11 - June 10, 2019. A public hearing will be held on May 14, 2019 to take comments on the draft HOME Consortium Action Plan. Public Notices are placed in the following newspapers: Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald. HCD staff present the staff report regarding the Action Plan. Committee members ask questions of staff, the public is then asked to make comments. Any comments are recorded in the meeting and will be listed below. The draft Action Plan will be distributed to all cities and main library branches in Alameda County, HCD, and any interested citizens, organizations, or agencies. Once the Action Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public.

The Citizen Complaint Process applies to all HUD funded programs administered by the Alameda County Housing and Community Development Department (HCD). All aspects of programs administered by HCD are conducted with freedom of access for all interested persons. Citizens are encouraged to be involved in the development of programs offered by HCD including recommending program policies and funding, the five year Consolidated Plan, Annual Action Plan, Substantial Amendments to the Consolidated/Action Plans, CAPER, and the Citizen Participation Plan. Citizens have an opportunity to register complaints by letter, telephone or in person directly to HCD. HCD staff will investigate complaints and respond as quickly as possible. HCD staff will respond in writing to all written citizen complaints within fifteen (15) working days of their receipt, where practical.

Any citizen not satisfied by the response of HCD staff, may request further review of their complaint by writing the Alameda County Housing Director within ten (10) working days. The Housing Director will respond in writing to all written complaints within thirty (30) working days of their receipt, where

practical. The Housing Director will consult with and inform the applicable Urban County Technical Advisory Committee representative(s), HOME Consortium Technical Advisory Committee representative(s) and Housing and Community Development Advisory Committee member(s) as appropriate. If not satisfied at this level, citizens may request further review by the Alameda County Community Development Agency Director within ten (10) working days.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Eight HOME Consortium Members and one HCD staff	No comments were received	N/A	
2	Public Meeting	Non-targeted/broad community	Four Housing and Community Development Committee Members, one guest and one HCD staff member.	No comments were received.	N/A	
3	Newspaper Ad	Non-targeted/broad community	Five local newspapers received notice of 30 day public comment period and public hearing	No comments were received.		

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The Consortium's HOME funds will be used for a variety of purposes including acquisition, rehabilitation, new construction, tenant-based rental assistance, and administration. Fifteen percent (\$338,565) of the FY18 HOME allocations will be set aside for community housing development organizations (CHDOs) per HUD requirements. The majority of HOME funds will support projects developed by a variety of types of nonprofit housing developers.

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

This section identifies federal, state, local, and private resources which may be used to meet the HOME Consortium's (including the Urban County) housing and community development goals. Resources can be sources of funds or technical assistance and can be available to private and nonprofit entities as well as to local government agencies. The resources are categorized within each jurisdictional level by eligible activity. The list includes resources the Consortium and its members have on-hand or expects to receive, and programs to which Consortium jurisdictions could apply for funding as separate entities or as a single entity. Alameda County closely monitors legislation and state and federal budget decisions that could impact our community development objectives. The Housing and Community Development Department (HCD) utilizes active policy and program development and maximum use of available federal and non-federal funding sources.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,330,945	337,047	0	3,667,992	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,003,128	280,842	0	3,283,970	0	



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	791,893	0	0	791,893	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Economic Development Housing Public Services Rapid re-housing (rental assistance) Rental Assistance Services TBRA Other	9,136,335	0	0	9,136,335	0	CDBG CARES = \$1,276,736 ESG CARES Round 1= \$622,410 ESG CARES ACT Round 2 = \$5,146,924 HOPWA-C CARES - \$165,380 CDBG CARES Round 3 - \$1,924,885

Table 2 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

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

- Support applications by organizations or agencies for other public and private sources of financing to leverage County funds.
- Include leveraging as a goal to the maximum extent possible in County funding application review process.
- Support the purchase and rehabilitation and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation with the Minor Home Repair Program.
- Support for program(s) to assist first time homebuyers.

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

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

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

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

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

None

### **Discussion**

CDBG CARES Act (COVID-19) funds will be used for five broad areas: food distribution, shelter operations, information and referral, small business grants and rental assistance. ESG CARES Act Round 1 funds will be used for motel vouchers for the homeless to be able to quarantine safely due to a COVID-19 diagnosis. ESG CARES Act funds Round 2 funds will be used for Rapid Rehousing, Homeless prevention and HMIS. CDBG CARES Act funds Round 3 will be used for rental assistance.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Rental Housing	2015	2019	Affordable Housing	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Consortium-wide Urban County-wide Ashland, Unincorporated Alameda County	Rental Housing Production	HOME: \$1,488,273	Rental units constructed: 100 Household Housing Unit
2	Preservervation - Owner	2015	2019	Affordable Housing	Urban County-wide County-wide	Housing Preservation	CDBG: \$311,673 HOME: \$29,293	Homeowner Housing Rehabilitated: 100 Household Housing Unit
3	Preservation - Rental	2015	2019	Affordable Housing	Consortium-wide Urban County-wide	Housing Preservation	CDBG: \$337,047 HOME: \$280,841	Rental units rehabilitated: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Reduction of Housing Discrimination	2015	2019	Affordable Housing Public Housing	Consortium-wide Urban County-wide	Fair Housing	CDBG: \$85,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 950 Households Assisted
5	Increase availability of service-enriched housing	2015	2015	Non-Homeless Special Needs	Consortium-wide	Homelessness Rental Housing Production Supportive Housing	HOME: \$1,185,249	Rental units rehabilitated: 4 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
6	Senior facilities and services	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Seniors	CDBG: \$31,810	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
7	Accessibility improvements	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Accessibility	CDBG: \$185,027	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
8	Public facilities	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Public Facilities	CDBG: \$825,495	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Section 108 Loan Repayment	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Neighborhood Facilities	CDBG: \$16,932	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
10	Childcare facilities and services	2015	2019	Non-Housing Community Development	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Ashland, Unincorporated Alameda County	Community Development - Child Care Community Development - Economic Development	CDBG: \$60,000	Jobs created/retained: 10 Jobs Businesses assisted: 10 Businesses Assisted
11	Public Services	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Public Services	CDBG: \$559,168	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
12	Prevent people on edge of being homelessness from	2015	2019	Homeless	Consortium-wide	Homelessness	CDBG: \$683,210	Public service activities for Low/Moderate Income Housing Benefit: 350 Households Assisted
13	Economic development	2015	2019	Non-Housing Community Development	Urban County-wide	Community Development - Economic Development	CDBG: \$160,000	Businesses assisted: 15 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Reduction of time in unfit living environments	2015	2019	Homeless	County-wide	Homelessness	ESG: \$622,000	Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted

Table 3 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Rental Housing
	<b>Goal Description</b>	Promote the production of affordable rental housing by supporting the acquisition, rehabilitation, and new construction of units by nonprofit developers. A combination of funds will be used including federal, state and local housing program funds.
2	<b>Goal Name</b>	Preservation - Owner
	<b>Goal Description</b>	Provide Minor Home Repair assistance to low income homeowners in order to maintain and preserve their housing. Promote the preservation of existing owner housing stock occupied by low income households.
3	<b>Goal Name</b>	Preservation - Rental
	<b>Goal Description</b>	Promote the preservation of existing rental housing stock occupied by low income households.
4	<b>Goal Name</b>	Reduction of Housing Discrimination
	<b>Goal Description</b>	Reduce housing discrimination through provision of fair housing and landlord/tenant services.



5	<b>Goal Name</b>	Increase availability of service-enriched housing
	<b>Goal Description</b>	Promote the production of affordable housing, especially permanent housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by developers.
6	<b>Goal Name</b>	Senior facilities and services
	<b>Goal Description</b>	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.
7	<b>Goal Name</b>	Accessibility improvements
	<b>Goal Description</b>	Support the provision of accessibility improvements to the extent feasible. The accessibility improvements must occur at general public buildings or park in which activities or programs are located which serve primarily low income and moderate income populations.
8	<b>Goal Name</b>	Public facilities
	<b>Goal Description</b>	Support expansion or improvement of public facilities to the extent feasible. The public facilities must be located in areas which are primarily low and moderate income or directly serve these income groups.
9	<b>Goal Name</b>	Section 108 Loan Repayment
	<b>Goal Description</b>	City of Dublin's repayment of Section 108 loan made to build medical clinic serving low and moderate income population.
10	<b>Goal Name</b>	Childcare facilities and services
	<b>Goal Description</b>	Provide job training for operating a licensed in-home childcare facility.
11	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Support critical public service activities to the extent feasible. The public service efforts must directly serve low or moderate income groups. Add CDBG CARES Act funds for food distribution, shelter operations, information and referral in response to COVID-19 pandemic.

<b>12</b>	<b>Goal Name</b>	Prevent people on edge of being homelessness from
	<b>Goal Description</b>	Adding COVID-19 CDBG funds to pay for rental assistance for low-income people experiencing job loss due to COVID-19 Shelter-in place requirements.
<b>13</b>	<b>Goal Name</b>	Economic development
	<b>Goal Description</b>	Add CDBG CARES Act funds for small business assistance due to COVID-19 Shelter-in place requirements.
<b>14</b>	<b>Goal Name</b>	Reduction of time in unfit living environments
	<b>Goal Description</b>	Add ESG CARES funds for a program that provides motel vouches to homeless people showing symptoms of COVID-19 so that they can isolate in safety.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

This section of the Action Plan includes the programs and activities which the Urban County and HOME Consortium will carry out to implement its Housing and Community Development Strategic Plan during FY2019/2020.

This section describes individual activities to be funded with FY2019/2020 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME funding. This section also includes a description of how the jurisdiction will ensure geographic distribution of its resources, the process by which assistance will be distributed in the case that an activity location is currently unknown (e.g., residential rehabilitation programs), activities benefiting homeless and other special needs populations, and other local or state programs being used to further the jurisdiction’s housing and community development goals.

The Consortium's HOME funds will be used for a variety of purposes including acquisition, rehabilitation, and new construction of housing, tenant-based rental assistance, and administration. Fifteen percent of the FY19 HOME allocations will be set aside for community housing development organizations (CHDOs) per HUD requirements. The majority of HOME funds will support projects developed by a variety of types of nonprofit housing developers.

#	Project Name
1	CDBG Admin
2	CDBG Public Service
3	CDBG ADA Improvements
4	CDBG Childcare Facilities and Services
5	CDBG Section 108 Loan Repayment
6	CDBG Fair Housing
7	Rental Rehabilitation Program
8	Single Family Rehabilitation Program
9	Single Family Rehabilitation Project Delivery
10	HESG and COVID Projects and Administration
11	HOME Program Administration
12	HOME CHDO Funds
13	HOME Tenant-Based Rental Assistance
14	Rental Housing Production
15	CDBG Public Facilities
16	Economic Development
17	COVID-19 Rental Assistance

**Table 4 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Allocation priorities are based on the Consolidated Plan. There are a number of barriers to providing affordable housing in the Urban County, based on real estate market and non-market factors. Affordable housing projects are difficult to build due to the high cost of building materials. 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. HUD's cap of 15% of the allocation for public services is an obstacle for providing supportive services to homeless population, especially in the smaller Urban County cities.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	CDBG Admin
	<b>Target Area</b>	Urban County-wide
	<b>Goals Supported</b>	Affordable Rental Housing Preservation - Owner Preservation - Rental Reduction of Housing Discrimination Increase availability of service-enriched housing Senior facilities and services Childcare facilities and services Accessibility improvements Public facilities Public Services Section 108 Loan Repayment
	<b>Needs Addressed</b>	Rental Housing Production Housing Preservation First Time Homebuyer Fair Housing Homelessness Supportive Housing Community Development - Seniors Community Development - Parks Community Development - Neighborhood Facilities Community Development - Child Care Community Development - Crime Reduction Community Development - Accessibility Community Development - Infrastructure Improvement Community Development - Public Facilities Community Development - Public Services Community Development - Economic Development COVID-19 Programs
	<b>Funding</b>	CDBG: \$795,819
	<b>Description</b>	General Program Admin for FY19/20
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	224 W. Winton Ave Rm 108 Hayward, CA 94544

	<b>Planned Activities</b>	Program Administration includes CDBG CARES Round 3 admin
<b>2</b>	<b>Project Name</b>	CDBG Public Service
	<b>Target Area</b>	Urban County-wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Community Development - Public Services
	<b>Funding</b>	CDBG: \$619,869
	<b>Description</b>	CDBG Public Service Activities; adds CDBG COVID-19 Projects
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1500 families
	<b>Location Description</b>	various
	<b>Planned Activities</b>	Meals on Wheels, 211 Line, homeless outreach, child abuse intervention, housing and independent living skills of disabled people, legal services for seniors, healthcare access for low income people.
<b>3</b>	<b>Project Name</b>	CDBG ADA Improvements
	<b>Target Area</b>	Urban County-wide
	<b>Goals Supported</b>	Accessibility improvements
	<b>Needs Addressed</b>	Community Development - Accessibility
	<b>Funding</b>	CDBG: \$185,027
	<b>Description</b>	ADA Improvements
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Albany - various locations Piedmont - Oakland Avenue Newark - various locations
	<b>Planned Activities</b>	Curbs cuts and sidewalk replacements

4	<b>Project Name</b>	CDBG Childcare Facilities and Services
	<b>Target Area</b>	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Ashland, Unincorporated Alameda County
	<b>Goals Supported</b>	Childcare facilities and services
	<b>Needs Addressed</b>	Community Development - Child Care Community Development - Economic Development
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Training for in-home childcar eproviders
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 low-income families
	<b>Location Description</b>	Unincorporated Alameda County
	<b>Planned Activities</b>	Childcare provider training
5	<b>Project Name</b>	CDBG Section 108 Loan Repayment
	<b>Target Area</b>	Urban County-wide
	<b>Goals Supported</b>	Section 108 Loan Repayment
	<b>Needs Addressed</b>	Community Development - Public Facilities
	<b>Funding</b>	CDBG: \$16,932
	<b>Description</b>	Section 108 Loan Repayment from the City of Dublin for capital improvements at Axis Community Health.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	460 Dublin Residents
	<b>Location Description</b>	Pleasanton
	<b>Planned Activities</b>	Section 108 loan payment from the City of Dublin.
6	<b>Project Name</b>	CDBG Fair Housing
	<b>Target Area</b>	Urban County-wide
	<b>Goals Supported</b>	Reduction of Housing Discrimination



	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$85,000
	<b>Description</b>	Provision of Fair Housing and Tenant/Landlord services for low/moderate income households.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	750 low/mod families
	<b>Location Description</b>	Urban County-wide
	<b>Planned Activities</b>	Provision of Fair Housing and Tenant/Landlord services for low/moderate income households.
<b>7</b>	<b>Project Name</b>	Rental Rehabilitation Program
	<b>Target Area</b>	Consortium-wide Urban County-wide
	<b>Goals Supported</b>	Affordable Rental Housing Preservation - Rental
	<b>Needs Addressed</b>	Housing Preservation
	<b>Funding</b>	CDBG: \$256,013 HOME: \$280,841
	<b>Description</b>	Preservation of rental housing for low income people
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	TBD
<b>Planned Activities</b>	Rehabilitation of rental units for low/mod income households.	
<b>8</b>	<b>Project Name</b>	Single Family Rehabilitation Program
	<b>Target Area</b>	Consortium-wide Urban County-wide
	<b>Goals Supported</b>	Preservation - Owner
	<b>Needs Addressed</b>	Housing Preservation

	<b>Funding</b>	CDBG: \$311,673 HOME: \$29,293
	<b>Description</b>	Rehabilitation of single family units for owners and tenants meeting HUD's income limits.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 families
	<b>Location Description</b>	various
	<b>Planned Activities</b>	Minor home repair and rehabilitation of single family homes for owners and tenants meeting HUD's income limits.
<b>9</b>	<b>Project Name</b>	Single Family Rehabilitation Project Delivery
	<b>Target Area</b>	Urban County-wide
	<b>Goals Supported</b>	Preservation - Owner
	<b>Needs Addressed</b>	Housing Preservation
	<b>Funding</b>	CDBG: \$81,035
	<b>Description</b>	Project delivery costs associated with single family rehabilitation projects
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Project delivery costs associated with single family rehabilitation projects
<b>10</b>	<b>Project Name</b>	HESG and COVID Projects and Administration
	<b>Target Area</b>	Urban County-wide
	<b>Goals Supported</b>	Reduction of time in unfit living environments Prevent people on edge of being homelessness from Increase availability of service-enriched housing
	<b>Needs Addressed</b>	Homelessness

	<b>Funding</b>	ESG: \$791,893 CARES Act Funds: \$5,146,924
	<b>Description</b>	Administration and project funds for FY19/20 activities. Adds ESG CARES ACT Rounds 1 and 2 funds to projects.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	350
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	ESG CARES Act funds Round 1- motel vouchers; ESG CARES Act funds Round 2 - Rapid Rehousing, Homeless Prevention and HMIS.
<b>11</b>	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	Consortium-wide
	<b>Goals Supported</b>	Affordable Rental Housing Preservation - Owner Preservation - Rental Increase availability of service-enriched housing
	<b>Needs Addressed</b>	Rental Housing Production Housing Preservation Supportive Housing
	<b>Funding</b>	HOME: \$300,313
	<b>Description</b>	General administrative funds for FY19/20 HOME Program activities
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	224 W. Winton Ave Rm 108 Hayward, CA 94544
	<b>Planned Activities</b>	General administrative funds for FY19/20 HOME Program activities
	<b>Project Name</b>	HOME CHDO Funds

12	<b>Target Area</b>	Consortium-wide
	<b>Goals Supported</b>	Affordable Rental Housing Increase availability of service-enriched housing
	<b>Needs Addressed</b>	Rental Housing Production Supportive Housing
	<b>Funding</b>	HOME: \$450,469
	<b>Description</b>	New construction or rehabilitation of rental housing
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	TBD
13	<b>Project Name</b>	HOME Tenant-Based Rental Assistance
	<b>Target Area</b>	Consortium-wide
	<b>Goals Supported</b>	Affordable Rental Housing Increase availability of service-enriched housing
	<b>Needs Addressed</b>	Supportive Housing
	<b>Funding</b>	HOME: \$1,185,249
	<b>Description</b>	Tenant-based rental assistance or rapid rehousing funds to assist low and moderate income renters maintain their housing.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 low income families
	<b>Location Description</b>	various
14	<b>Project Name</b>	Rental Housing Production
	<b>Target Area</b>	Consortium-wide
	<b>Goals Supported</b>	Affordable Rental Housing

	<b>Needs Addressed</b>	Rental Housing Production
	<b>Funding</b>	HOME: \$1,037,805
	<b>Description</b>	Acquire or construct affordable rental housing
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Acquire or construct affordable rental housing
<b>15</b>	<b>Project Name</b>	CDBG Public Facilities
	<b>Target Area</b>	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County
	<b>Goals Supported</b>	Senior facilities and services Accessibility improvements Public facilities
	<b>Needs Addressed</b>	Community Development - Seniors Community Development - Parks Community Development - Neighborhood Facilities Community Development - Infrastructure Improvement Community Development - Public Facilities
	<b>Funding</b>	CDBG: \$825,495
	<b>Description</b>	Capital project for public facilities
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 low/mod families
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Unincorporated County - Community Center Pre-development
<b>16</b>	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	Urban County-wide
	<b>Goals Supported</b>	Economic development

	<b>Needs Addressed</b>	Community Development - Economic Development
	<b>Funding</b>	CDBG: \$160,000
	<b>Description</b>	Add CDBG CARES Act funds for small business grants due to COVID-19
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 local businesses affected by COVID-19
	<b>Location Description</b>	
	<b>Planned Activities</b>	
17	<b>Project Name</b>	COVID-19 Rental Assistance
	<b>Target Area</b>	Urban County-wide
	<b>Goals Supported</b>	Prevent people on edge of being homelessness from
	<b>Needs Addressed</b>	COVID-19 Programs
	<b>Funding</b>	:
	<b>Description</b>	Provide up to 3 months worth of rent to low-income families and individuals who have experienced rental distress due to COVID-19 job loss. CDBG CARES Round 3 will provide up to six months worth of rent to low income families.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	700 families
	<b>Location Description</b>	
	<b>Planned Activities</b>	

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The Urban County consists of the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the Unincorporated County. Each jurisdiction in the Urban County receives an allocation of Community Development Block Grant (CDBG) funds, which may be used for eligible activities, eligible households, and/or eligible areas within that jurisdiction. The CDBG funds are allocated according to a formula based on population data from the 2010 Census and the number of substandard units in each jurisdiction. All projects listed in the "Proposed Projects" tables are intended and open to serve eligible households within the Urban County jurisdiction. Census tract for identified projects are as follows: Albany 4201-4206; Dublin 4501-4505; Emeryville 4251; Newark 4441& 4443; Piedmont 4262. Unincorporated County Areas: Ashland CPD 43379 - 4340; Cherryland 4356-4357; 4362 & 4363, Castro Valley 4309-4312; Fairview 4353; and San Lorenzo 4360 &4361. Areas of racial concentration (based on the 2010 Census information) within the Urban County are listed by census tract as follows: Dublin 4507.51 and 4507.52; Ashland 4339; Cherryland 4356.01 & .4356.02; Cherryland/San Lorenzo 4362; Newark 4443.02; 4444 and 4446.02.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
EDEN PROJECT AREA, CHERRYLAND SUB-AREA	43
Consortium-wide	54
Urban County-wide	
County-wide	3
Ashland, Unincorporated Alameda County	

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

For many programs using CDBG funds, such as residential or business rehabilitation, the exact location of the activity is not determined prior to funding the program as a whole. Pursuant to the CDBG Program Final Rule in these instances, the Action Plan must identify who may apply for assistance, the process by which the grantee will select those to receive assistance, and how much and under what terms the assistance will be given.

Alameda County HCD administers a Housing Rehabilitation Program using CDBG funds for of the jurisdictions in the Urban County. This program is delivered by the Alameda County Community Development Agency Healthy Homes Department. The level of rehabilitation services varies among

cities. The goal of the program is to conserve, preserve, and improve the housing and neighborhoods of low and moderate income people living in the Urban County. To that end, the program provides grants or low interest loans to qualifying properties and owners to provide a variety of rehabilitation services, such as rental housing rehabilitation, minor and major home repairs, mobile home repairs, exterior paint or clean-up assistance, seismic retrofitting, and accessibility repairs.

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

HOME Investment Partnership funding is allocated to the jurisdictions within the Alameda County HOME Consortium on a formula basis. HOME funds are distributed throughout all parts of the HOME Consortium. All activities to be undertaken are intended and open to serve eligible households living in the Consortium.

## **Discussion**

None



## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	181
Special-Needs	10
Total	201

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	106
Rehab of Existing Units	45
Acquisition of Existing Units	0
Total	201

Table 7 - One Year Goals for Affordable Housing by Support Type

#### Discussion

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

In the HOME Consortium, the Housing Authority of the County of Alameda (HACA) converted its remaining 72 units of public housing to HUD's Rental Assistance Demonstration (RAD) program in March 2016 and thus has no more public housing. Conversion to RAD programs result in more stabilized income stream that will provide funds for repairs as well as a replacement reserve. The City of Alameda's Housing Authority does not own any public housing. The Housing Authority of the City of Livermore (LHA), designated as a high performer, owns and manages 125 units of public housing at Leahy Square.

### **Actions planned during the next year to address the needs to public housing**

LHA owns and manages 27 units of rental housing under its Affordable Housing Program, which is non-HUD funded. Seven of the units are transitional units for households graduating from area homeless and domestic violence shelters. The LHA will use Section 8 Project-based Vouchers and City resources to rehabilitate the 27 units.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Not applicable.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

### **Discussion**

None.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan, Mental Health Services Act (MHSA) funds and Housing Opportunities for People with AIDS (HOPWA). MHSA is a California program administered locally by Alameda County's Behavioral Health Care Services Department. The program funds affordable housing development, in partnership with the County Housing and Community Development Department (HCD) and California Housing Finance Agency, rental assistance and services. HOPWA funds are administered by HCD in Alameda County on behalf of the City of Oakland which is the HOPWA grantee. HOPWA funds are used to support affordable housing development, short term rental assistance, and housing-related services.

In 2016 Alameda County was awarded \$28 million per year for five years for the State of California's Whole Person Care Pilot. Housing for Health is one of five initiatives funded by the pilot. Activities include: Services to help people transition into housing, including street outreach, step-downs from skilled nursing facilities when appropriate, and increased access to in-home supportive services for people with disabilities; services to help people sustain their housing, including education and legal assistance; increasing supportive housing options, through incentives for landlords and voluntary programs to improve community living facilities; incentives for participating in entities who achieve desired housing outcomes. Whole person Care funds end after FY2020. FY2019 will be spent on determining how to sustain tenancy sustaining services, housing navigation and street outreach.

The EveryOne Home Plan to End Homelessness: 2018 Strategic Update will be adopted by the membership in Spring and Summer of 2019.

Implementation of the Plan is coordinated by a community-based organization of the same name. The organization also functions as the Alameda County Homeless Continuum of Care. It is guided by a Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofit service providers and housing developers, businesses, law enforcement, housing authorities, and faith-based organizations. For more detailed information please refer to Alameda County EveryOne Home at [www.everyonehome.org](http://www.everyonehome.org).

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Goal: Continue to refine county-wide coordinated entry system. In 2018 county-wide coordinated entry was implemented so that all projects required to participate are filling openings through coordinated

entry matching.

Alameda County is working to improve the front door to the homeless services system, to include prioritization and better matching of household needs to available resources. As of March 2019, over 6,000 homeless people have been assessed and prioritized through coordinated entry.

Coordinating entry is also identifying unsheltered and chronically homeless people for targeted outreach and referring them to street outreach teams throughout the county. Those people will be assessed, offered the opportunity to work with housing navigators to secure permanent housing, and encouraged to move indoors as shelter space becomes available. The Hope project provides outreach to street homeless in south and east Alameda County. It includes a street medicine project funded by Health Care for the Homeless. Building Futures with Women and Children provides street outreach in Mid-County. Outreach teams are connected to coordinated entry and assessment programs.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Goal: Support emergency shelter operators to assess and achieve compliance with county-wide operating standards for emergency shelters and continue to incorporate into local county and city funding contracts. The Social Services Agency completed the first round of monitoring visits to assess compliance with the standards in Q1 of 2019, and continues to support the shelters to meet new standards.

Local shelter funders work together to develop emergency shelter operating standards that reflect the continuum's commitment to being low-barrier, harm reduction and housing first. Standards have been adopted and local county and city departments that fund emergency shelters incorporate these standards into their funding contracts.

There are now 33 year-round emergency shelters in the County, totaling 787 beds. Four seasonal shelters provide an additional 175 beds during the cold weather months in North County. Six warming centers also operate in north, mid and south and east county, opening when there is a forecast for rain or temperatures below 40 degrees. Warming center beds total approximately 175 beds across the county.

Currently, Alameda County has 18 transitional housing programs that serve singles, families, youth, victims of domestic violence, and includes five programs for veterans. This number is down from 33 programs just a few years ago. In line with direction from HUD, current research, and best practices in the field, the continuum has covered a number of transitional housing programs into either permanent supportive housing or rapid rehousing. The continuum continues to explore further conversations and the possibility of using a substantial portion of the remaining transitional housing more like bridge housing, with much shorter stays and emphasis on existing residents to permanent housing as quickly as

possible.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Goal: Integrate the single, prioritized by-name registry of all disabled homeless persons with the coordinated entry registry in HMIS ensuring operators of permanent supportive housing use to lease openings in their projects.

HCD, EveryOne Home and the Healthcare Service Agency collaborate on an initiative to increase chronically homeless persons' access to permanent supportive housing. Known as Home Stretch, which combines street outreach, housing navigation supports, a single prioritize by-name registry of all disabled homeless persons, and matching with permanent supportive housing opportunities with the intent of getting the most vulnerable long term homeless persons housed more quickly, with supports to help them stay housed. Currently 97% of those housed with permanent housing retain it for three years or more.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Alameda County HCD will continue to implement the Realignment Housing Program which uses rapid rehousing strategies to assist homeless and unstably housed individuals leaving State correctional facilities to avoid homelessness. The THP+ program provides transitional housing for foster youth wishing to remain in care until age 21. The Health Care Services Agency has also established over two dozen respite care beds for persons being discharged from county hospitals and psychiatric facilities.

Future ESG funding will provide prevention activities that will likely address these populations. In addition, see above for information on Foster Care Waiver funds for homeless prevention and rapid re-

housing.

**Discussion**

Not applicable.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

There are a number of barriers to providing affordable housing in the County, based on real estate market and non-market factors. Affordable housing projects are difficult to build due to the high costs of building materials. The cost and limited availability of land in many parts of the Consortium contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources.

According to 2010 Census data, approximately 42% of Alameda County residents have housing problems (e.g., cost burden or substandard living). There was a 27% decrease between 2000 and 2010. This number is believed to be much higher today because of the rapidly rising rents. According to the Alameda County Housing Authority, the number of Section 8 vouchers under contract declined 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. With the ownership housing market escalating, the rental market once again is experiencing escalating rents.

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 2010 Census there are over 35,564 elderly and 44,414 children and adults who are disabled within the HOME Consortium. Adults comprise 7% of the population.

Some barriers to affordable housing are related to fair housing issues. In April 2015, the Alameda County HOME Consortium prepared its updated *Analysis of Impediments to Fair Housing (AI)*. *It will do so again in starting in 2019.* According to the AI there is tremendous need for affordable housing for families, individuals, and households with special needs within the Consortium; yet, developers of affordable housing and governmental agencies still encounter neighborhood opposition. Neighborhood support and consultation is an early goal of housing providers. It is sought early in the development process so questions about proposed development can be addressed. Some neighborhood opposition is directed to groups protected under the Fair Housing Act. Neighborhood opposition is often raised on the basis of local land use codes and ordinances, such as what is allowed through local zoning codes and ordinances, parking needs, environmental review, or the loss of property tax due to the property tax exemption, making it difficult to raise a charge of discrimination under the Fair Housing Act.

To affirmatively work towards community acceptance in the Consortium, developers and cities have consistently sought to involve the public early on in the development process, through neighborhood meetings, information sessions on housing needs in the community, and field trips to exemplary housing developments. The Consortium jurisdictions have implemented a variety of public policies and programs to eliminate general barriers to affordable housing. Several jurisdictions in the Consortium fund an affordable housing campaign by East Bay Housing Organizations (EBHO). EBHO sponsors

Affordable Housing Week, held annually in May and offering numerous tours, open houses, media presentations, and information dissemination regarding affordable housing.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

HOME Consortium jurisdictions impose development fees or in-lieu fees on residential development. To facilitate the development of affordable housing in the jurisdictions, some cities will waive their development fees on affordable units and some cities will impose in-lieu fees on market-rate developments, which can create affordable housing funds. Cities will allow for modifications in the project plans, such as reduced parking requirements for affordable housing projects. The partial or total waiver of development fees and the ability to reduce such requirements as parking provide an incentive for developers to build affordable housing by decreasing per unit costs. To encourage the development of affordable housing, jurisdictions have adopted or revised various local ordinances that impact the development or maintenance of affordable housing including inclusionary housing zoning, density bonus, secondary unit, condominium conversion, and mobile home ordinances. The process of revising General Plans, including the Housing and Land Use Elements, and Area-Specific Plans, allows for reduction of policies that negatively impact the provision of affordable housing and encourage other policies that promote development which is both high-quality and cost-effective. Some jurisdictions' Housing Elements have policies to encourage rezoning of non-residential land to residential uses, which increases the supply of land. This is particularly beneficial in areas which are built-out. Other local planning policies which allow flexibility in design and densities create additional incentives for developers to build affordable housing that is cost-effective.

Legislation allowing waiver of property taxes for low income housing increases the economic viability by reducing operating expenses. California Welfare Exemption applies to housing serving lower income households owned by nonprofit corporations. It applies to housing in which at least 20% of the occupants earn incomes which do not exceed 80% of the area median income and rents are no more than 30% of this income level, housing financed with tax-exempt mortgage revenue bonds or other public loans or grants, and housing utilizing the low income housing tax credit. Local permitting processes can delay the production of housing and increase the overall costs of development, creating a disincentive to produce affordable housing. Some jurisdictions are making an effort to streamline and simplify the permitting processes so that development schedules and costs may be decreased. Jurisdictions also periodically review the fee structures to ensure that it meets State requirements but are not unnecessarily increasing the cost of housing production.

Developers of affordable housing and government agencies involved in supporting affordable housing encounter neighborhood opposition to low income housing which can stall implementation and impede the provision of affordable housing to needy families and individuals. In response to



concerned neighbors, developers and cities seek to involve the public early in the development process, through neighborhood meetings, information sessions on housing needs in the community, and/or field trips to exemplary affordable housing developments.

## **Discussion**

### Housing Discrimination

Fair housing services are provided to reduce housing discrimination, such as housing counseling to tenants and landlords on their rights and responsibilities, investigating complaints of housing discrimination, dispute mediation and resolution, along with training for realtors and property owners on fair housing laws. The 2010 Census shows that Alameda County HOME Consortium is a racially and ethnically diverse community with people of color comprising 45% of the total population. Reports from fair housing agencies in recent years indicate increased numbers of fair housing complaints that charge discrimination based on disability, race, ethnicity, family composition and size.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

Low income families have difficulty securing housing without income supports and/or housing assistance. Many times they also do not have additional income to pay for other needs such as food, child care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness. According to the 2010 Census, 16% (14,092) of the Urban County's population was low income; 8,967 households (10%) were very low income (50% or below median household income) and 15,025 households (17%) were extremely low income (at or below 30% of median household income). The 2000 Alameda County median household income was \$55,946. In 2014, it is \$88,500. This is a 60% increase in 14 years. Many lower income families are not keeping pace when incomes rise.

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).

Some of the public services programs provided in the Urban County through the CDBG program are intended to support the service needs of very low income families and individuals, such as the City of Dublin program which provides weekend lunches for families with children who participate in the school lunch program during the weekday, and the Meals on Wheels program that is funded in several jurisdictions which provides meals to low income seniors. The Unincorporated County is starting a food incubator program for entrepreneurs who would like to expand home cooking into a viable business.

### **Actions planned to address obstacles to meeting underserved needs**

There is significant focus on the provision of affordable housing, supportive social services, and community development programs in the Urban County among all levels of the public and private sectors. A strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. These groups, including the Urban County Technical Advisory Committee, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the Urban County. An additional strength is the growing level of coordination between service providers, particularly those addressing housing needs of the homeless and special needs populations, and affordable housing in collaborations. Non-housing community

development programs within the Urban County have involved coordination between the Urban County jurisdictions and the organizations focused on the particular community development area, which might be infrastructure improvements, economic development, accessibility improvements or child care. Cities in the Urban County are working to implement the EveryOne Home Plan to end homelessness in the County by 2020.

The Workforce Investment Board, which emphasizes private sector, employer-driven job training programs. The Alameda County Self-Sufficiency Program is designed to operate as a single, integrated system for the delivery of work-first, employment focused services. The program complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The employment focus of the program features Self-Sufficiency Centers which provide employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans.

The HOME Program administered by Alameda County HCD supports rental housing projects to assist households in the Urban County earning up to 60% of area median income. There are additional priority considerations given to proposals that include income targeting to households earning less than 30% of area median income, a target group that includes households living in poverty. Housing developments targeted to families and individuals in this income group often have a social services component to assist the households with other needs such as job training, skill building, case management, and subsidized child care.

Compliance with Section 3 of the Housing Act is required in connection with many Alameda County HCD and Urban County contracts. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects will, if possible, be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing. HCD has developed materials to distribute to contractors to ensure their good faith efforts in complying with Section 3 requirements.

### **Actions planned to foster and maintain affordable housing**

The primary gaps facing the Urban County jurisdictions in delivering affordable housing, including supportive housing with services, are high costs and the lack of sufficient financial resources, and issues of community acceptance which can threaten the provision of housing by increasing delays and project costs. The incidence of homelessness in Alameda County continues to be high due to high housing costs, the lack of sufficient funding for housing and supportive services for the homeless, special needs populations, and those at-risk of homelessness. There is also an increasing need for operating subsidies for projects that target lower income households and for project-based rental assistance and for rehabilitation and preservation funds. Community development efforts are also subject to insufficient financial resources and the need for better coordination and communication between agencies and

organizations.

High land and construction costs, as well as higher than average market rents in many parts of Alameda County, have also made the delivery of affordable housing more difficult. Efforts will be aimed at maintaining the levels of funding currently available for affordable housing operations and development, as well obtaining other sources of funding through competitive grant processes and private or local sources.

Addressing these issues is a high priority for the Urban County, which will continue its efforts to develop programs and policies which link identified needs with available resources, identify sources of financing for affordable housing and community development, provide technical assistance to nonprofit organizations involved in affordable housing and support services, and strengthen coordination efforts between housing, service providers, and governmental agencies. This includes “Boomerang” funds for affordable housing and homeless response that is being administered by Alameda County and some cities within the County.

The Alameda County voters approved a \$500 million general obligation bond for housing in November 2016. Development and implementation of the projects is currently under way.

### **Actions planned to reduce lead-based paint hazards**

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

The Alameda County Healthy Homes Department (ACHHD) is an integrated health, environmental, and housing department whose primary role is preventing, addressing, treating and remediating lead hazards county-wide. The Department’s current lead hazard reduction program is countywide through focused within the Consortium cities of Alameda and Emeryville as well as Ashland, Cherryland and San Lorenzo where child lead poisoning rates and risk factors for child lead poisoning are highest. ACHHD will address LBP hazards and increase access to housing without lead hazards by conducting outreach and training, providing technical assistance, and completing lead-safe repairs that will also include healthy housing repairs and other rehabilitation services to residents and property owners.

Services to the HOME Consortium cities include public education presentations, In-Home Environmental Consultations, technical assistance to property owners, and access to lead safety training. Activities carried out include: technical assistance to medical providers in the treatment of childhood lead poisoning; primary responder to unsafe work practices; voluntary compliance practices; trainings on Lead-Safe Work Practices; Essentials of Healthy Housing, the EPA Renovate, Repair and Painting

Certification.

ACHHD conducts lead-based paint inspections on tenant-based rental assistance for HOME and HOPWA units built before 1978 as required. Lead inspections are also conducted as a part of the Housing Quality Standard (HQS) Inspections for all Shelter Plus Care participants. Lead-based paint inspections would also take place for any homeownership programs administered by HOME and CDBG.

In December 2016 the ACHHD received its 10th HUD Lead Hazard Control grant in the amount of \$2,900,000 including healthy homes initiative funding. This three year grant (December 2017 – November 2020) will implement a Lead Hazard Control Program to address residential lead hazards in the County Service Area. Under the grant, the ACHHD will complete lead hazard control in 120 units of housing for low-income residents with young children. Each unit will receive a lead inspection risk assessment and a comprehensive assessment and rating using the Healthy Housing Rating System, which will be used to identify and prioritize healthy housing deficiencies and provide additional health and safety resources, education, tenant and property owner support and compliance, and will strengthen community capacity for addressing and institutionalizing lead safety and healthy housing principles through training and technical assistance to individuals and agencies.

### **Actions planned to reduce the number of poverty-level families**

The provision of affordable housing, supportive social services, and community development programs in the Alameda County Urban County is coordinated among all levels of the public and private sectors. The housing and community development delivery systems coordinate efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. These groups, including the Urban County Technical Advisory Committees, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the different jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the Urban County. There is coordination between service providers, particularly those addressing housing needs of the homeless and special needs populations, and affordable housing in collaborations such as Shelter Plus Care and the Linkages Program. Non-housing community development programs within the Urban County coordinate between the Urban County jurisdictions and the agencies or organizations focused on the particular community development area, including infrastructure improvements, economic development, accessibility improvements or child care.

Alameda County HCD is the lead agency for Continuum of Care Funded Programs which serve the homeless through housing rental assistance and supportive services and aim to reduce the number of people living in poverty in the County. Cities in the County are working to implement the EveryOne Home Plan to end homelessness in the County by 2020.

Programs targeted to special needs populations with very low incomes, many of whom are homeless

and/or live in poverty, such as Continuum of Care funded programs, and Housing Opportunities for People with AIDS, 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 is required in connection with many Alameda County HCD and Urban County contracts. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects will, if possible, be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing. HCD has developed materials to distribute to contractors to ensure their good faith efforts in complying with Section 3 requirements.

### **Actions planned to develop institutional structure**

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

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

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

### **Actions planned to enhance coordination between public and private housing and social service agencies**

HCD is the lead agency in implementing the County's housing initiatives and coordinates actively with 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 and other funders.

HCD staff is a member of the HIV Services Community Care Planning Council, which sets funding priorities for Ryan White Care Act Funding in the Oakland MSA, and continues to coordinate with the CCPC as appropriate.

HCD jointly administers the Shelter Plus Care Program with the Oakland Housing Authority, City of Alameda Housing Authority, the City of Berkeley and the Housing Authority of Alameda County and also selected nonprofit housing agencies. This program provides housing and supportive services on a long-term basis for homeless persons with disabilities and involves coordination with private housing and social services providers to find housing and services for program participants.

The Housing Opportunities for People With AIDS (HOPWA) Program is coordinated through participation of housing and services providers and agencies. Alameda County HCD administers the HOPWA program for Alameda County, under contract from the City of Oakland.

All jurisdictions in Alameda County are implementing the EveryOne Home Plan which seeks to address the housing-related needs of extremely low-income persons with serious mental illness, those living with HIV/AIDS, and those who are homeless. The EveryOne Home Plan process builds upon earlier multi-jurisdictional planning initiatives created in the earlier collaboration efforts that resulted in adoption of the County-wide Continuum of Care Plan and the County-wide AIDS Housing Plan and related implementation efforts.

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

Alameda County received state “boomerang” funds as a result of the dissolution of the Redevelopment agencies. These funds were returned as general funds and Alameda County elected to set aside a portion of these funds for rapid re-housing activities. In addition, the state made additional funding to provide rapid re-house to homeless families on CalWORKs. Social Service agency partnered with HCD to

administer this rapid re-housing program.

## **Discussion**

Each of the jurisdictions in the Alameda County Urban County implements its housing and community development goals and objectives through coordination with other public and private entities. Alameda County HCD is the lead agency of the HOME Consortium, and works closely with staff of the HOME Consortium jurisdictions in developing housing programs and policy. EveryOne Home, the Shelter Plus Care Program, the Jobs/Housing Linkages Program and the HOPWA Project Independence are all examples of where county-wide and multi-jurisdictional public/private coordination occurs at the project and programmatic levels.

Other coordination within the Urban County jurisdictions exists among planning departments, housing and community development departments, housing authorities, local social service agencies, private developers, nonprofit organizations, and citizens.



## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	337,047
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>337,047</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Not Applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Not Applicable

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Not Applicable

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable

### **Emergency Solutions Grant (ESG)**

1. Include written standards for providing ESG assistance (may include as attachment)

EveryOne Home partners developed a county-wide prevention and rapid re-housing program model to be implemented with sources including Emergency Solutions Grant funds. The standards for assistance are being updated to incorporate the use of the new assessment scoring tool and continuous prioritization. In addition, Alameda County adopted standards for the operation of emergency shelters and all shelters funded with County general funds and ESG funds are expected to comply with those standards. Those standards include accepting persons referred by coordinated entry with no sobriety or income requirements for receiving ESG assistance.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Alameda County has a centralized coordinated assessment system that meets HUD's requirements. Households experiencing a housing crisis can request assistance through several access points. The most common will be by calling 211. Individuals and families may also be encountered by street outreach teams and/or contact their regional housing resource center. In all cases the household

will be screened for safety first and referred to 911 or domestic violence (DV) services if either are more appropriate. All victims of domestic violence, stalking, sexual assault, and/or trafficking, have the option of being referred to domestic violence services and continuing to be assessed by the housing crisis response system as well. After the safety screening the access point confirms that household is a resident of Alameda County and then screens them for literal homelessness. All households are offered housing problem solving (diversion), and those who are literally homeless are then offered the opportunity to be assessed and prioritized for housing and services intervention.

All populations are assessed using the same customized assessment tool to ensure accuracy and that there are no discriminatory biases in the results before being utilized system-wide. Assessment data and results are part of the client's HMIS record. Prioritization is used to match people to emergency shelter, housing navigation services, Rapid Rehousing, and Permanent Supportive Housing, with all resources being offered first to those who are assessed as most vulnerable and having the highest barriers to housing. All households regardless of assessment scores will get housing problem solving assistance at the time of initial contact. They also have access to housing workshops and legal assistance to keep or obtain housing. All Continuum of Care, ESG, VASH and SSVF funded projects, as well as those funded with state and local resources, are required to report their vacancies to the coordinated entry system and fill them with households referred by coordinated entry.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Urban County released a single ESG FY2019 RFP in Spring 2019. Decisions on final subawards will be made by Summer 2019 with program start up beginning July 1, 2019. The RFP has been distributed widely and was sent to non-profit agencies throughout Alameda County. HCD administers ESG funding on behalf of all of the Urban County jurisdictions. It is not anticipated that units of local government will be subrecipients.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

It is not possible to require participation of formerly homeless individuals on the Alameda County Board of Supervisors. EveryOne Home has two homeless persons on its Leadership Board, two members on the Continuum of Care Board, two on the System Coordination Committee, and two on the Continuum of Care Notice of Funds Available committee that rates and ranks local projects for the annual application to HUD. Consumers participate in all system planning efforts. For example, the community process to develop The EveryOne Home Plan to End Homelessness: 2018 Strategic Update included six focus groups with persons currently experiencing homelessness.

5. Describe performance standards for evaluating ESG.

EveryOne Home utilizes the HUD system wide performance outcome measures for evaluating ESG funded projects. EveryOne Home's Results Based Accountability committee developed system performance outcomes into measures for each component of the Housing Crisis Response System, including those funded by ESG such as outreach, shelter and RRH. The Committee also developed measures for data quality and service quality as well as outcomes. All jurisdictions within Alameda County administering local and federal funds including ESG are incorporate these new measures into funding contracts. For more information see: <http://www.everyonehome.org/measuring-success.html>.

None

