

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, 2020 through June 30, 2025 and has produced this Action Plan for the third year of that cycle (July 1, 2022 – June 30, 2023) (FY22). 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.

The HOME Consortium’s Five-Year Strategic Plan contains the following priorities:

PRIORITY HOUSING NEEDS:

Goal 1: Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair.

Goal 2: Reduction of housing discrimination through provision of fair housing and tenant/landlord services.

Goal 3: Use resources to assist low-income residents make rental assistance payments in response to COVID-19.

PRIORITY HOMELESS NEEDS:

Goal 1: Use resources to end homelessness by funding and supporting homeless services programs.

PRIORITY SUPPORTIVE HOUSING NEEDS:

Goal 1: Increase the availability of services enriched housing for persons with special needs by supporting acquisition and new construction of housing units.

COMMUNITY DEVELOPMENT NEEDS:

Goal 1: Make improvements, including ADA accessibility and rehabilitation to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.

Goal 2: Fund economic development, micro-enterprise and on-the-job training.

Goal 3: Support the public services program for low income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis."

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 FY20 activities was developed for public comment in September 2021. Accomplishments for FY20 activities were included in the FY20 CAPER that was released for public comment in early September 2021. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY21/22 will be completed in September 2022.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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 11, 2022 at the Alameda County Housing and Community Development Advisory Committee's (HCDAC) Zoom meeting to present an overview of the

Action Plan, and review and solicit input on the housing and community development needs in the HOME Consortium. 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 via Zoom to allow working people to attend and participate. No comments were received at this meeting.

The 30-day public comment period for the Action Plan required by HUD, will take place from April 9, 2022 through May 9, 2022. Public Notices will be 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). Public Notices will also be placed on each jurisdiction's website. At the Zoom public hearing, HCD staff will present the staff report regarding the Action Plan. Committee members can ask questions of staff, the public is then asked to make comments.

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 to date have been received on the Action Plan.

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

N/A

7. Summary

N/A

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

N/A

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 FY22/23 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)).

EveryOne Home is a collective impact initiative founded in 2007 to facilitate the implementation of Alameda County, California’s plan to end homelessness, known as the EveryOne Home Plan. In 2018, EveryOne Home updated that Plan now known as the Strategic Plan Update: Ending Homelessness in Alameda County. The Strategic Update recommends actions aimed at reducing homelessness by 1) preventing homelessness; 2) ensuring safer and more dignified conditions for those experiencing homelessness; and 3) increasing permanent homes.

The EveryOne Home Governance Charter memorializes how stakeholders govern the collective impact initiative to end homelessness and meet the federally-defined responsibilities of operating a HUD Continuum of Care as found in the Continuum of Care Program Rule at §578. In fulfillment of those agreements EveryOne Home convenes stakeholders, develops policies for the housing crisis response system, and tracks outcomes through the following committees: EveryOne Home Membership, Leadership Board, Results Based Accountability, HUD CoC Committee, HMIS Oversight Committee, System Coordination Committee, and Youth Action Board. Stakeholders include people with lived experience of homelessness, elected officials, advocacy groups, and service providers as well as county and city government administrators.

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.

Stakeholders in Alameda County have been assessing the needs of persons experiencing homelessness and working to improve our response across the county since the founding of Alameda County-wide Homeless Continuum of Care Council in 1997. The collaboration includes cities and Alameda County government agencies representing multiple systems of care that share overlapping client populations, including but not limited to homelessness services, HIV/AIDS services, behavioral health services, foster care, veteran’s services, health care services, and probation/parole. Alameda Countywide Homeless and Special Needs Housing Plan, now known as the EveryOne Home plan, helped to form EveryOne Home into a community-based organization to implement the Plan and now serves as the County’s Continuum of Care. The EveryOne Home plan is structured around three major goals: 1) preventing homelessness; 2) ensuring safer and more dignified conditions for those experiencing homelessness; and 3) increasing permanent homes.

EveryOne Home coordinates local efforts to address homelessness, seeking to maintain the existing service capacity, establish inter-jurisdictional cooperation, and build new partnerships that generate greater resources for the continuum of housing and support services. EveryOne Home leverages substantial federal, state, and local resources for homeless housing and services, standardize data collection, and facilitate a year-round process of collaboration. EveryOne Home includes representation from HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business representatives, and education and health care professionals.

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

The EveryOne Home Results Based Accountability Committee developed system level and program level performance measures in 2017, and in 2018 the RBA Committee benchmarked those outcomes and set performance targets. These measures and targets now appear in county and city contracts for homeless services. Alameda County Housing and Community Development Department supports the EveryOne Home initiative’s efforts to measure and evaluate performance by administering the HMIS and as a founding member of the EveryOne Home Results Based Accountability Committee.

Due to the scorecard being created in 2017, and a current CoC value to center race/equity in all work undertaken, EOH Staff and the RBA Committee Chair collaborated on developing a new proposed scorecard for 2022 that centers on race equity, utilize additional data sources besides HMIS data, and covers indicators of most importance and interest. The proposed scorecard was shared with the RBA

Committee at the December 6, 2021 meeting with no revisions suggested. Sample data of new indicators from the scorecard were shared at the January 10, 2022 RBA Committee Meeting, as well as at the Leadership Board Meeting on January 20, 2022. The new scorecard is currently underway and has 13 indicators that will now be disaggregated by race/ethnicity (whereas in the past there were none), will add measures to monitor coordinated entry, and includes additional data from 211 and census data.

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.

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>.

All providers receiving ESG funds will be contractually expected to meet or exceed performance standards.

The HMIS Oversight subcommittee is a collaboration between HUD CoC and the Homeless Management Information System (HMIS) Lead, and develops recommendations for Clarity, and collaborates with the HMIS Lead to update policies and procedures. EveryOne Home staff and the HMIS Staff from Alameda County HCD work together to support the HMIS Committee. The work of the committee includes developing recommendations for changes to the HMIS database to help implement changes to the Coordinated Entry workflow and assessment process to ensure compliance with HUD data standards, and making recommendations to HUD CoC for the HMIS Privacy Plan and Security Plan in collaboration with County partners.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	Other government - County Other government - Local Regional organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Alameda County and all of the cities in Alameda County meet to discuss regional issues affecting jurisdictions and to coordinate consultations. Many neighborhood groups were also consulted in preparing the Analysis of Impediments to Fair Housing Choice and the priority areas for the HOME Consortium's ARP funds.
2	Agency/Group/Organization	Alameda County Healthy Homes
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings 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 for the Action Plan period.
3	Agency/Group/Organization	Housing Authority of Alameda County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All Housing Authorities in Alameda County (Oakland, Berkeley, City of Alameda, Livermore and Alameda County) participated in the planning and development of the Analysis of Impediments to Fair Housing Choice Plan.

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alameda County - EveryOne Home	Drive the development of the 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 Action 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 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, Consolidated Annual Performance and Evaluation Report, and the Community Participation Plan. Community participation is a very important part of the Consolidated Plan development process. Many organizations were contacted during the development period including homeless service providers, service clients, people-at-risk of homelessness and other special needs groups such as people with disabilities, frail elderly, or people with alcohol and/or other drug problems.

A pre-draft public hearing on the Action Plan took place on January 11, 2022 at the Housing and Community Development Advisory Committee meeting via a Zoom meeting. The purpose of the meeting was to present an overview of the Action Plan and 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 25, 2022 - June 23, 2022. A public hearing will be held via Zoom Conference on June 16, 2022 to take comments on the draft HOME Consortium Action Plan. Public Notices will be placed in the following newspapers: Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald and on jurisdictional websites.

The Action Plan will be placed on jurisdictional websites. 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.

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 Hearing	Non-targeted/broad community	Four HCDAC Members, two HCD Staff and nine agency representatives.	No comments were received.	N/A	
2	Public Hearing	Non-targeted/broad community	TBD			
3	Newspaper Ad	Non-targeted/broad community	Five local newspapers will receive notice of a 30-day public comment period and public hearing.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Consortium will primarily use CDBG, HOME Investment Partnership, and ESG program funds to accomplish specific objectives in FY22.

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	2,184,488	173,630	0	2,358,118	2,358,118	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,303,811	347,902	0	3,651,713	3,651,713	

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	184,441	0	0	184,441	184,441	

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.
- Continue participation in programs to support affordable homeownership.
- 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

According to ABAG's *Projections 2009* the total area of Alameda County is 525,338 acres. Twenty-six percent (120,800 acres) of the total area is currently developed; 74,074 acres in residential use, 20,213 acres in commercial, 14,808 acres in industrial use and 1,461 acres in mixed-use. Of this amount only 34,900 acres (7%) are available for development; 23,000 acres are zoned for residential; 11,900 for Commercial/Industrial. ABAG is projecting that in the future 362 acres per year will be developed for Greenfield remediation.

Discussion

N/A

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	Housing	2020	2024	Affordable Housing	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Consortium-wide Urban County-wide County-wide Ashland, Unincorporated Alameda County	Housing Needs	CDBG: \$332,518 HOME: \$1,616,953	Rental units constructed: 255 Household Housing Unit Rental units rehabilitated: 8 Household Housing Unit Homeowner Housing Rehabilitated: 106 Household Housing Unit
2	Housing Discrimination	2020	2024	Affordable Housing	Urban County-wide	Housing Needs	CDBG: \$85,000	Public service activities for Low/Moderate Income Housing Benefit: 750 Households Assisted
3	Rental Assistance	2020	2024	Affordable Housing	Consortium-wide	Housing Needs	HOME: \$160,000	Tenant-based rental assistance / Rapid Rehousing: 78 Households Assisted
4	Homeless	2020	2024	Homeless	County-wide	Homeless	ESG: \$184,441	Homelessness Prevention: 260 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Supportive Housing	2020	2024	Non-Homeless Special Needs	Consortium-wide	Supportive Housing	HOME: \$1,196,477	Public service activities other than Low/Moderate Income Housing Benefit: 48 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
6	Community Development	2020	2024	Non-Housing Community Development	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County	Community Development	CDBG: \$1,018,038	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3250 Persons Assisted
7	Economic Development	2020	2024	Non-Housing Community Development	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Ashland, Unincorporated Alameda County	Community Development	CDBG: \$60,000	Businesses assisted: 20 Businesses Assisted
8	Public Services	2020	2024	Non-Housing Community Development	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County	Community Development	CDBG: \$243,335	Public service activities other than Low/Moderate Income Housing Benefit: 1450 Persons Assisted

Table 3 – Goals Summary

Annual Action Plan
2022

Goal Descriptions

1	Goal Name	Housing
	Goal Description	
2	Goal Name	Housing Discrimination
	Goal Description	
3	Goal Name	Rental Assistance
	Goal Description	
4	Goal Name	Homeless
	Goal Description	
5	Goal Name	Supportive Housing
	Goal Description	
6	Goal Name	Community Development
	Goal Description	
7	Goal Name	Economic Development
	Goal Description	
8	Goal Name	Public Services
	Goal Description	

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 FY2022/2023.

This section describes individual activities to be funded with FY2022/2023 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 FY22 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	HOME Program Administration
2	HOME Tenant-Based Rental Assistance
3	HOME Rental Housing Production
4	HESG Administration and Projects
5	CDBG Admin
6	CDBG Public Services
7	CDBG Community Development
8	CDBG Economic Development
9	CDBG Fair Housing
10	Single Family Rehabilitation
11	Single Family Rehabilitation Project Delivery

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

1	Project Name	HOME Program Administration
	Target Area	Consortium-wide
	Goals Supported	Housing Rental Assistance
	Needs Addressed	Housing Needs
	Funding	HOME: \$365,171
	Description	General admin for FY22 HOME Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
Planned Activities	HOME Sections of the Action Plan and CAPER; HTAC Meetings	
2	Project Name	HOME Tenant-Based Rental Assistance
	Target Area	Consortium-wide
	Goals Supported	Housing
	Needs Addressed	Supportive Housing
	Funding	HOME: \$1,356,477
	Description	Tenant-Based Rental Assistance payments for low-income families.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	78 families
	Location Description	HOME Conosrtium
Planned Activities	TBRA rental assistance payments for various HOME Consortium jurisdictions.	

3	Project Name	HOME Rental Housing Production
	Target Area	Consortium-wide
	Goals Supported	Housing
	Needs Addressed	Housing Needs
	Funding	HOME: \$1,904,105
	Description	Promote the production of affordable rental housing.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	255 low-income families
	Location Description	Consortium-wide
Planned Activities	CHDO Set-Aside \$495,572 - affordable rental housing development projects TBD	
4	Project Name	HESG Administration and Projects
	Target Area	Urban County-wide
	Goals Supported	Homeless
	Needs Addressed	Homeless
	Funding	ESG: \$184,441
	Description	Administrative and project funds for FY22/23 activities.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	30 homeless people
	Location Description	Urban County
Planned Activities	Administration and project funds for the FY22 ESG grant.	

5	Project Name	CDBG Admin
	Target Area	Urban County-wide
	Goals Supported	Housing Housing Discrimination Rental Assistance Homeless Supportive Housing Community Development Economic Development Public Services
	Needs Addressed	Housing Needs Community Development
	Funding	CDBG: \$471,624
	Description	FY22 Admin for Alameda County and Urban County Cities.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Urban County
	Planned Activities	Grant administration
6	Project Name	CDBG Public Services
	Target Area	Urban County-wide
	Goals Supported	Public Services
	Needs Addressed	Community Development
	Funding	CDBG: \$243,335
	Description	Programs for low-income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis".
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	families 1482 low income
	Location Description	Urban County
	Planned Activities	Senior Meals on Wheels, homeless outreach and engagement, legal assistance, case management.
7	Project Name	CDBG Community Development
	Target Area	Urban County-wide
	Goals Supported	Community Development
	Needs Addressed	Community Development
	Funding	CDBG: \$1,165,642
	Description	Improvements, including ADA accessibility and rehabilitation to public facilities, such as curb cuts and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	2,250 low-income families
	Location Description	Urban County
	Planned Activities	ADA Curb Cuts in Albany, Newark and Piedmont; security system replacement and transitional housing facility improvements in Unincorporated Alameda County.
8	Project Name	CDBG Economic Development
	Target Area	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Ashland, Unincorporated Alameda County
	Goals Supported	Economic Development

	Needs Addressed	Community Development
	Funding	CDBG: \$60,000
	Description	Economic development, micro-enterprise and on-the-job training.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 business owners
	Location Description	Unincorporated Alameda County
	Planned Activities	Childcare training for In-Home Childcare License.
9	Project Name	CDBG Fair Housing
	Target Area	Urban County-wide
	Goals Supported	Housing Discrimination
	Needs Addressed	Housing Needs
	Funding	CDBG: \$85,000
	Description	Reduction of housing discrimination through the provision of fair housing and tenant/landlord services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	700 low-income families
	Location Description	Urban County
	Planned Activities	Fair housing and tenant/landlord services
	Project Name	Single Family Rehabilitation

10	Target Area	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Consortium-wide Urban County-wide Ashland, Unincorporated Alameda County
	Goals Supported	Housing
	Needs Addressed	Housing Needs
	Funding	CDBG: \$257,368 HOME: \$25,960
	Description	Minor Home Repair Program for CDBG and homeowner rehabilitation for HOME
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	80 low-income families
	Location Description	HOME Conosrtium
Planned Activities	Minor home repairs for low-income Urban County homeowners	
11	Project Name	Single Family Rehabilitation Project Delivery
	Target Area	Urban County-wide
	Goals Supported	Housing
	Needs Addressed	Housing Needs
	Funding	CDBG: \$75,149
	Description	Project delivery costs associated with single family rehabilitation
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	2 families

	Location Description	Urban County
	Planned Activities	Project specific administrative work

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

Target Area	Percentage of Funds
EDEN PROJECT AREA, CHERRYLAND SUB-AREA	3
Consortium-wide	71
Urban County-wide	24
County-wide	0
Ashland, Unincorporated Alameda County	2

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.

Projects in the Ashland and Cherryland areas of the Unincorporated County are funded through a competitive RFP process which prioritizes projects meeting the County's 10X Strategic Plan Goals: homelessness, housing, employment and infrastructure.

Alameda County HCD administers a Minor Home Repair 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 repair 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 to qualifying properties and owners to provide a variety of minor home repairs, mobile home repairs, exterior paint or clean-up assistance, and accessibility repairs.

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

Affordable Housing

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

Introduction

Affordable housing units will be constructed with HOME funds; rehabilitated with HOME and CDBG funds and have supportive services provided by ESG and CDBG funds.

One Year Goals for the Number of Households to be Supported	
Homeless	160
Non-Homeless	143
Special-Needs	50
Total	353

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	78
The Production of New Units	255
Rehab of Existing Units	8
Acquisition of Existing Units	12
Total	353

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

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

Introduction

In 2020, the EveryOne Home collective impact initiative to end homelessness in Alameda County built upon the *2018 Strategic Update to the Plan to End Homelessness* by developing a homeless response system model. The modeling framework centers racial equity as a critical, but heretofore missing component of homeless response. A report on the project, *Centering Racial Equity in Homeless System Design* is available on the EveryOne Home website at www.everyonehome.org/centering-racial-equity/.

Implementation of the racial equity models is the work of the EveryOne Home collective impact initiative, which also functions as the Alameda County Homeless Continuum of Care. It is supported by a community-based backbone organization and 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 the EveryOne Home website at 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

The Point in Time Count Enumeration of sheltered and unsheltered individuals experiencing homelessness was conducted on 2/23/22 and includes a survey that is conducted with those that are sheltered and unsheltered to gather more information about demographics, causes of homelessness, resource needs and other important data for system planning. This Count included feedback from the community on the survey itself in multiple ways including public meetings and a focus group with individuals with lived experience of homelessness to ensure the survey was timely, sensitive and relevant to the current needs of the community. The Count data, once released in April 2022, will assist countywide planning as the need for services and resources for those experiencing homelessness will be much more accurate and up to date, especially since the Count was not conducted since 2019 due to COVID 19.

The recently created homeless system models propose that 52% of households with only adults will be served by other crisis services including safe parking programs, hygiene services such as showers and laundry services, food programs, mobile health, and street outreach programs. The models are premised on the idea that many households with only adults will access permanent housing from an unsheltered living situation. Eden I&R provides county-wide information and referral for people experiencing housing instability and homelessness through Alameda County's 2-1-1 system. Housing Resource Centers distributed throughout the county have regular telephone and drop-in hours where people

experiencing homelessness can obtain housing problem solving and assessment services. As well, domestic violence service providers offer 24-hour hotline support for homeless households that are fleeing domestic violence.

Fourteen organizations provide regular street outreach to homeless people throughout Alameda County, including specialized outreach to homeless youth and veterans as well as mobile health and mental health services. Street outreach programs focus on serving unsheltered people living on the streets, encampments, or other places not meant for human habitation. Outreach provides immediate services to meet basic needs for hygiene and food assistance as well as links to ongoing services and shelter/housing. Outreach teams are knowledgeable of mainstream resources and make connections to financial benefits, transportation employment assistance, and medical and dental services.

EveryOne Home's System Coordination Committee (SCC) reviewed and worked on updating the Coordinated Entry Prioritization Policy.

- The committee approved an amendment to prioritize individuals and households exiting Project Roomkey and households that are at high risk of complications due to COVID-19.
- They also approved the expansion of the policy to apply more broadly to homeless housing units, services, and new resources.
- They approved the changes below: Including the Emergency Housing Vouchers (EHV) Broader language to anticipate new housing resources to prevent continual modifications when new housing resources become available reflecting changes to the Coordinated Entry redesign (i.e. getting rid of By Name List, and adding housing queue) clarifying which resources are covered under this policy.

The SCC continues to receive updates about Coordinated Entry 2.0 from the County and provides feedback on the process.

In addition, the annual evaluation of the coordinated entry system is occurring in the Spring of 2022 with support from multiple members of CoC committees, as well as community volunteers, to develop a plan to approach the research questions of importance for this critical part of the homeless response system.

Addressing the emergency shelter and transitional housing needs of homeless persons

The homeless system modeling and racial equity impact analysis project estimates that 48% of singles and 100% of households with minor children need crisis shelter including emergency shelter, navigation centers, and transitional housing. By increasing the amount of permanent housing available, the models plan for each crisis bed to serve four people each year, with an average length of stay of 90 days.

In 2021 stays in crisis shelter programs averaged 109 days for program leavers. This is a slight decrease from a year ago when the average length of stay in shelter was 115 days. Due to the COVID-19

pandemic, shelter programs have moved away from congregate shelter environments. Hotels have been converted to shelters through the California state Project Roomkey. On a whole, more people are being sheltered now in Alameda County than before the pandemic. The pandemic has also mobilized permanent housing resources, such as California state Project Homekey. These resources are being targeted to helping households exit from shelters into permanent housing.

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

The effort to center racial equity in homeless system design lead the Continuum of Care to imagine new ways of preventing and ending homelessness. These include a dedicated affordable subsidy program and a shallow subsidy program. Dedicated Affordable Housing would provide a deep subsidy to households with low support service needs, including seniors and people on fixed incomes. The system modeling estimates that 28% of households with only adults and 30% of households with minor children need Dedicated Affordable Housing. The Shallow Subsidy Program will provide a renewable shallow subsidy to assist households with earned income in making up the difference between their earnings and the cost of rent. The modeling anticipates that 13% of households with only adults and 21% of households with minor children need a shallow subsidy to end their homelessness. Currently, EveryOne Home is convening partners to build out program eligibility criteria and infrastructure in order to implement the Dedicated Affordable and Shallow Subsidy programs.

The Results Based Accountability Committee supports the EveryOne Home initiative to establish system wide performance outcomes and to evaluate effectiveness of programs against those outcomes. Performance measures include shortening the length of time homeless, increasing permanent housing exits, and reducing returns to homelessness from permanent housing. These measures are published quarterly through the Practitioner's Scorecard on the Results Based Accountability page of the EveryOne Home website.

Alameda County's Health Care Services Agency and EveryOne Home collaborate with the local veteran's administration to streamline the referral and assessment process for chronically homeless veterans to access Veteran's Affairs Supportive Housing (VASH) vouchers. The 2020 Housing Inventory Count shows 409 VASH units in Alameda County. The Support Services to Veteran Families (SSVF) program provides rapid re-housing and shallow subsidies to veteran families. Operation Vets Home is a multi-agency cooperative effort to end veteran homelessness that is supported by EveryOne Home and the Veteran's Affairs Medical Center. Veteran serving organizations meet weekly for case conferencing using a prioritized by name list of veteran households experiencing homelessness. Case conferences report on progress toward permanently housing veteran households and collaboratively troubleshooting

challenges.

HCD and EveryOne Home work together to ensure that each community in Alameda County creates permanent housing opportunities that are affordable and accessible to the EveryOne Home target populations. The collaboration will continue with local housing authorities to increase the number of mainstream vouchers available to homeless households and deploy resources such as the Emergency Housing Vouchers.

The AC Impact program, funded by HUD Continuum of Care Program, provides expanded street outreach, engagement, and housing navigation services, along with 50 housing vouchers for chronically homeless adults. As well, Health Care Services Agency has expanded the housing opportunities available to homeless people with serious mental illness through the Mental Health Services Act and No Place Like Home programs.

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.

The homeless system modeling with racial equity impact analysis seeks to prevent extremely low-income adults and households with minor children from becoming homeless. The models estimate that 20% of households with only adults could be prevented from becoming homeless, and 50% of households with minor children. Strategies for preventing homelessness include:

- Housing problem solving with flexible financial resources that can be accessed as needed (not once in a lifetime).
- Shallow subsidies that are renewable based on the household's income.

In federal fiscal year 2021 (10/1/2020-9/30/2021) the homeless housing crisis response system provided prevention services to 360 households. Prevention services are funded by Support Services to Veteran Families (SSVF), Whole Person Care, state of California redevelopment "boomerang" funds to Alameda County, HUD Emergency Solutions Grant (ESG), and the philanthropic initiative Keep Oakland Housed.

Alameda County plans to continue a program that uses rapid rehousing (RRH) strategies to ensure that people leaving State correctional facilities avoid homelessness. As well, the THP+ program provides transitional housing for youth aging out of foster care, again to prevent those young people from entering homelessness. In addition, the Social Services Agency in the County, in collaboration with local providers, is development an 'Emancipation Village' with housing and services for emancipating foster

youth. Located in Oakland, Emancipation Village will serve youth from the entire County.

EveryOne Home and Alameda County worked together to develop policies for the deployment of Emergency Housing Vouchers to be targeted to those most vulnerable in our community and our Continuum of Care voted on setting aside 9% for Transition Aged Youth and 10% for survivors of Gender Based Violence.

The survey that is being conducted as part of the Point in Time Count effort this year with about 1200 individuals experiencing sheltered and unsheltered homelessness asks the respondent about what event or events caused them to be unhoused, what they feel could have prevented their homelessness, and what services and supports they have accessed. These questions we hope will better identify the strategies and resources that would most effectively prevent homelessness for our community.

Alameda County also has voted to expand it's governance to include a new committee on Homelessness Prevention, which will bring together key stakeholders to collaborate on how to prevent homelessness in our county through reducing the inflow and ensuring effective diversion programs.

Discussion

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

Introduction

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

CHAS data on severe housing problems indicated that 68,964 renter households and 41,031 owner households in the Consortium had one or more housing problems. 18% of renter households and 7% of owner households were overcrowded. The elderly are also affected by cost burdens, as 7% of senior with incomes below 30% AMI paid more than 30% of their monthly income on housing costs. 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. The number of total available rental units in the County has risen over the past five years, yet the number of affordable units has declined. With the ownership housing market escalating, the rental market is experiencing escalating rents.

For many homebuyers and renters who are disabled, accessibility is a large barrier to finding an affordable living space. There are 84,673 people who are disabled within the Consortium; disabled adults comprise 8.5% of the Consortium population.

In January 2020, the Alameda County HOME Consortium updated its *Analysis of Impediments to Fair Housing (AI)*. According to AI, there is great 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 sought early in the development process so questions about proposed development can be addressed. 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 work towards community acceptance, developers and jurisdictions have 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 which sponsors Affordable Housing Week, held annually in May, offering tours, open houses, media presentations, and information 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 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.

It is also anticipated that with the COVID-19 rental eviction moratorium ending, there will be a significant increase in fair housing and tenant/landlord complaints. Additional resources have been added in a number of areas to assist low income tenants with these issues.

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 2020 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 2019, was is \$111,700. This is a 100% increase in 19 years. Many lower income families are not keeping pace when incomes rise. COVID-19 job loss has also affected a number of households income levels.

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 providing funding to train people who want to start their own business and to develop a childcare center in Cherryland.

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 childcare. Cities in the Urban County are working to implement the EveryOne Home Plan to end homelessness in the County by 2024.

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, childcare, 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 childcare.

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 though 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 minor home repair services to residents and property owners.

Services to the HOME Consortium cities include public education presentations, 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, and the EPA’s Renovation, Repair and Painting Certification.

Lead inspections are conducted on tenant-based rental assistance for HOME and HOPWA units built before 1978 as required (if safe to do so under COVID protections). 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 November 2019 the ACHHD received its 11th HUD Lead Hazard Control grant in the amount of \$3,600,000 including healthy homes initiative funding. This three-year grant (November 2019 – June 2023) will implement a Lead Hazard Control Program to address residential lead hazards in the County. Under the grant, the ACHHD will complete lead hazard control in 144 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 childcare.

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 2024.

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 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.

Discussion

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	173,630
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
Total Program Income:	173,630

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:

Tax credits and Measure A1 Bond funds

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. Coordinated Entry 2.0 was launched for Alameda County in 2021 and includes a new process and protocol for evaluating needs. The Coordinated Entry process uses specific Assessments to obtain information about both the immediate and long-term needs of persons and households seeking services. Portions of these assessments are weighted and assigned points leading to a score which is used, along with eligibility information, for placing participants on to prioritized queues for referral to crisis and housing resources.

All populations are assessed using the same customized assessment tools 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.

An in-depth evaluation of the new Coordinated Entry system 2.0 is currently underway, and is an annual requirement for the CoC.

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).

HCD administers ESG funding on behalf of all of the Urban County jurisdictions. For FY 2020, the Urban County utilized the Alameda County Health Care Services Agency's Housing Solutions for Health Vendor Pool to select eligible vendors to receive ESG contracts. The Housing Solutions for Health Vendor Pool (also known as the Vendor Pool) was approved by the Alameda County Board of Supervisors as part of the Alameda County's goal to end homelessness by 2026. There is an open Request for Qualifications (RFQ) and responses are continuously evaluated on a monthly basis until Vendor Pool funds are expended. This rolling procurement allows vendors to continuously apply and to obtain the necessary qualifications for inclusion in the Vendor Pool. Utilizing the Vendor Pool allow for more consistent funding of agencies selected for the provision of outreach, engagement, benefits enrollment, health and supportive services, and housing and property-related services and

expedites the delivery of services to Alameda County residents who are currently or formerly experiencing homelessness. 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 one individual with lived expertise of homelessness on its Leadership Board, two members on the Continuum of Care Board, and three members on the Continuum of Care Notice of Funds Opportunity committee that rates and ranks local projects for the annual application to HUD. People with lived experience of homelessness 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. Individuals with lived experience of homelessness also participated in a focus group for input on the survey for the 2022 Point In Time Count.

There was also participation from people with lived experience in the EveryOne Home Strategic planning retreats that started the process to restructure the governance. In 2021, the EveryOne Home Leadership Board voted unanimously to approve that each board and committee will be comprised of 1/3 people with lived experience. The new committees will focus on Outreach, Access and Coordination, CoC Standards, Compliance and Funding, System Impact, Housing Stability and Homelessness Prevention, and Housing Capacity. EveryOne Home plans to have about 36-40 people with lived experience serving in the new governance model.

EveryOne Home has also started an Emerging Leaders Program to train individuals with lived experience on how to participate meaningfully in leadership roles that determine policies and funding priorities. Recruitment for this program uses targeted outreach to ensure participants reflect the racial and geographic diversity of the community, and a variety of different forms of homelessness. All participants are compensated financially with stipends and additional funding for strategic supportive services is also available to ensure accessibility and retainment.

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:

<https://embed.clearimpact.com/Scorecard/Embed/72761>

All providers receiving ESG funds will be contractually expected to meet or exceed performance standards.

