

ALAMEDA

City of Alameda DRAFT FY 2022-23 Action Plan

For The Period Covering
July 1, 2022 – June 30, 2023

NOTICE - AGENDA ITEM WAS MOVED FROM MAY 3 TO JUNE 7, 2022

Last Updated: May 25, 2022 (Updated to reflect actual HUD allocation)

This document is written in conjunction with the Alameda County HOME Consortium. Complete analysis is included across both documents.

Executive Summary

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

1. Introduction

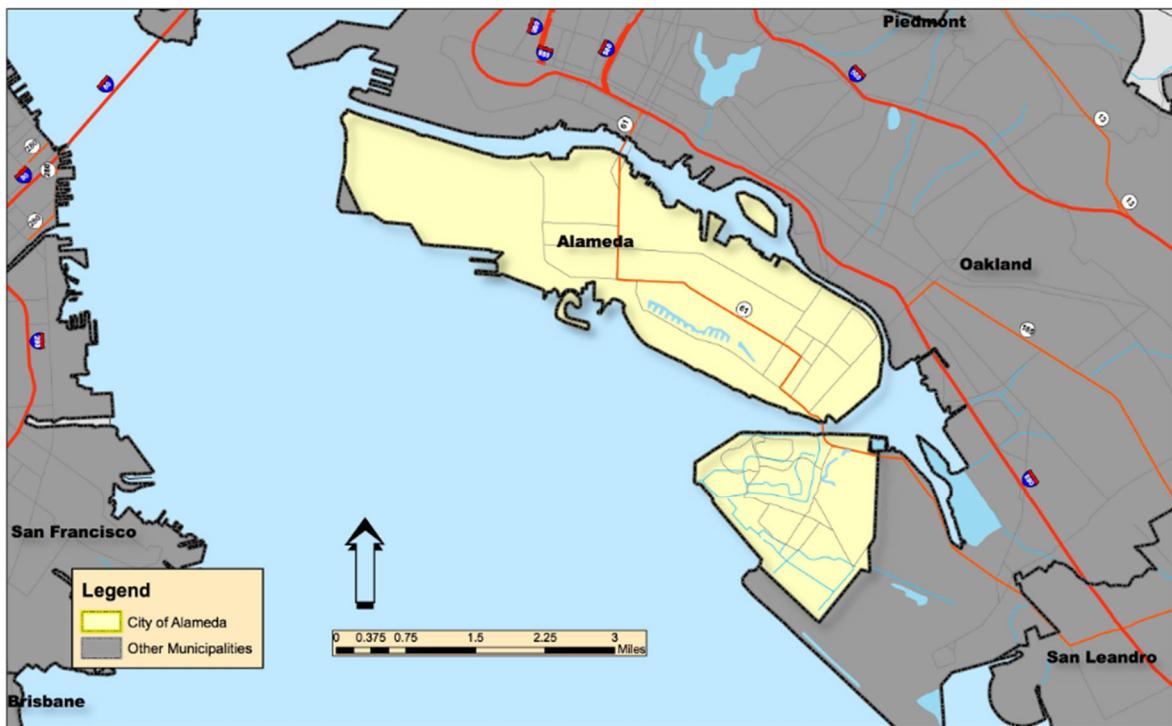
The City of Alameda is an island city located in the geographic center of San Francisco Bay, 12 miles east of San Francisco and separated from the City of Oakland by an estuary. The City of Alameda is approximately 12.4 square miles and is home to an estimated 78,280 people. Figure 1 is a map showing the City's boundaries. Alameda is defined by the U.S. Department of Housing and Urban Development (HUD) as an entitlement city. As an entitlement city, the City of Alameda receives an annual allocation of the Community Development Block Grant (CDBG) to use for housing, economic development, and social services. The allocation for FY 2022-23 will be \$1,139,561.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City, and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The allocation for all communities in 2022 will be \$3,039,544. The City of Alameda expects to receive \$245,827 of that allocation in 2022 plus any program income that was paid to Alameda County.

To receive funding each year, the City of Alameda, in conjunction with the Alameda County HOME Consortium, must complete a Five-Year Consolidated Plan. The Consolidated Plan is an assessment of the needs in the community relating to housing, social and public services, and public infrastructure. The analysis looks at the populations most affected by the current housing stock, state of the economy, and the ability to meet daily living needs. The Consolidated Plan then outlines priorities and goals to address those needs. The Alameda County Consolidated Plan contains the full data analysis for the area and the Alameda Consolidated Plan contains an abbreviated data analysis. The two documents work together to complete the full analysis and strategies for the area.

The City of Alameda completes an Action Plan on an annual basis to update the Consolidated Plan and to outline specific projects and funding resources that will meet the Consolidated Plan goals. At the end of each year, the City of Alameda will write a Consolidated Annual Performance and Evaluation Report to report the progress towards each of the Consolidated Plan goals. These three documents enable the public, elected officials, and HUD to understand the needs in the community, provide input and measure progress and investment in the community.

The most recent Consolidated Plan covers fiscal years 2020-25 and was approved by the City of Alameda City Council in May 2020. This document is the Action Plan for the fiscal year 2022-23 (2022 Action Plan), the third year of the Consolidated Plan. It will cover the city of Alameda's CDBG and HOME allocations, beginning July 1, 2022, and ending June 30, 2023.



Map of City of Alameda

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.

Under the ***strong public services*** priority, the City of Alameda will focus on supporting public services, reducing barriers for low to moderate income households. The goals under this priority area are:

- Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”
- Improve access to food and reduce food insecurity.
- Support services that provide mental health care or support services for those residents experiencing mental health challenges.

Under the ***address homelessness*** priority, the City of Alameda will focus on supporting services that address the needs of homeless individuals. The goals under this priority area are:

- Fund and support overnight shelter, crisis housing and public services for homeless families and individuals.

- Fund supportive services, including case management and outreach, at agencies that serve homeless families and individuals.

Under the ***economic development and microenterprise assistance*** priority, the City of Alameda will support economic development initiatives that benefit low to moderate income households. The goals under this priority area are:

- Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
- Rehabilitate historic, commercial, and industrial structures. Work under this goal shall reduce code deficiencies or create new job opportunities.

Under the ***promote affordable housing*** priority, the City of Alameda will promote affordable housing for all residents living in the community. The goals under this priority area are:

- Create new affordable housing units using vacant or underutilized space in existing structures.
- Offer financing for residential rehabilitation projects.
- Provide financing/grant for small residential renovation projects that improve the housing safety of a residence.
- Support the development of infrastructure for homeless individuals who utilize RV's or other vehicles as shelter.

Under the ***non-housing public improvements*** priority, the City of Alameda will build community assets and make public improvements. The goals under this priority area are:

- Clean-up and securing of unsafe structures and sites that pose a health and safety threat.
- Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other

Under the ***fair housing and administration*** priority, the City of Alameda will focus on coordination and administration, as well as advocating and furthering fair housing. The goals under this priority area are:

- Improve the administration of funding and coordination among project providers.
- Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

3. Evaluation of past performance

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

This is the third year of the 2020-2025 Consolidated Plan. Many of the projects outlined in the 2021 Action Plan, approved in May 2021, are still underway.

Goal	Units of Measure Completed
Create affordable rental housing	5 Homes
Provide Individuals with Overnight Emergency Shelter	68 People
Provide job training for Low to Moderate Income Persons	7 People
Fund the food pantry to assist local families.	2,100 People
Assist Small Businesses	15 Jobs Created or Retained
Fund other public services to help local families.	120 People
Improve Public Infrastructure	4,500 People
Demolition of Unsafe Buildings	3 Buildings

Table 1 - Three Year Accomplishments towards 2020 Consolidated Plan Goals

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The development of the Annual Plan includes formal citizen participation, following a Citizen Participation Plan. In response to the COVID-19 pandemic, the City updated and adopted the Citizen Participation Plan in conjunction with the Consolidated Plan in 2020.

Following the Citizen Participation Plan, the City of Alameda published notices inviting and encouraging comments regarding the 2022 Action Plan and held one public hearing. All public notices are translated and published in the local English, Spanish, Chinese, Tagalog and Vietnamese language newspapers and posted on the City of Alameda website at www.alamedaca.gov. In addition to the previously listed languages, the City web site is translatable into Arabic and Korean. Alameda County also published a notice inviting comments regarding the Consortium's Consolidated Strategic and Action Plans.

The City of Alameda released a draft Action Plan for a thirty-day period from May 5, 2022 through June 7, 2022.

Other opportunities for citizen participation included the community meetings conducted by the City's Boards and Commissions. Meetings to address community need are held by the Social Service Human Relations Board (SSHRB), Commission on Disability Issues, the Transportation Commission, and the Housing Authority Board of Commissioners. The Alameda Collaborative for Children, Youth and their Families (ACCYF), established in 1997 as collaboration between the Alameda Unified School District, Alameda County Supervisor's Office, and the City meets in Alameda on the third Wednesday of every month with more than 30 youth and family service providers in attendance. These meetings provide valuable feedback on the needs of youth in Alameda from the perspective of the community at large,

including parents, children, and youth. Lastly, the SSHRB, through its workgroups, meets to evaluate needs and facilitate community conversations and actions on issues facing the community.

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.

There were no public comments.

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

There were no public comments.

7. Summary

The City of Alameda will spend the next year striving to meet the needs of the residents of the community. The area continues to grow with households attracted to the historic downtown area and homes with Victorian charm. This demand for housing along with limited space continues to affect the median home value, the increasing the value exponentially. With the high rent and purchase costs in Alameda, few affordable opportunities exist for residents of Alameda. Those who work in Alameda may have to choose other places to live and commute into the City for their employment.

The City of Alameda completed the data analysis and consultation with stakeholders during the COVID-19 pandemic and after the passage of the Coronavirus Aid, Relief, and Economic Security Act or the CARES Act. The City reviewed the goals to ensure the proposed projects could meet the changing needs of the community as a result of wide-spread closures of local businesses, job loss, and inability to meet rent or mortgage obligations.

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	
CDBG Administrator	ALAMEDA	City of Alameda-Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Alameda receives an annual allocation of Community Development Block Grant funding (CDBG). The allocations are approximately \$1.1 million every year, for a total of \$5.5 million over the five years of the 2020-2024 Consolidated Plan. The City's FY 2022-23 allocation is \$1,139,561.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the Consortium. Together, this group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The 2022 allocation for all communities is \$3,039,544. The City of Alameda expects to receive \$245,827 of that allocation in FY 2022-23. Information regarding the HOME grant will be included in the Alameda County 2022 Action Plan.

The City of Alameda Community Development Department is responsible for the administration of the awards to the City of Alameda. The responsibilities include the completion of planning and reporting documents, implementation of certain projects, supervision of public service providers and file maintenance on all projects funded with CDBG.

Consolidated Plan Public Contact Information

Consolidated Plan Public Contact Information

City of Alameda

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Alameda, CA 94501

Phone: (510) 747-6884

Email: lfitts@alamedaca.gov

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

1. Introduction

The Consolidated Plan and FY 2022-23 Action Plan needs and priorities are based on information developed and compiled from community, public and nonprofit partner agencies, and from the public. Built on interagency coordination, consultation, and public participation, both plans focus attention on housing and community development needs and resources available to meet these needs. The City of Alameda and the Alameda County HOME Consortium continued this same public input and consultation process to ensure projects continue to meet the changing needs in the community.

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)).

The City of Alameda continues its partnerships with private and public agencies throughout the community, soliciting input on a year-round basis. The HOME Consortium Technical Advisory Committee, comprised 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 Lead Poisoning Prevention Program provided valuable 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 Alameda County HOME Consortium (City of Alameda, City of Livermore, and Alameda County [including the City of Dublin]) were consulted to obtain current data on public housing and Section 8 housing needs, public housing improvements, and other activities.

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.

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.

In 2020, EveryOne Home, with the support of HUD technical assistance from Abt Associates convened and facilitated a community process aimed at developing a model homeless response system through the framework of racial equity. The process resulted in specific crisis and permanent housing inventory recommendations. In 2021, leadership across the Continuum of Care are working together to implement this optimal system design that will effectively address the crisis needs of people experiencing

homelessness and their permanent housing needs. Community stakeholders have agreed to use the racially equitable system model to guide strategic funding decisions for existing and new federal, state, and local resources.

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.

In addition, City staff works closely with the Housing Authority staff to serve the needs of its residents as is detailed in the Housing Authority Five-Year Plan for Fiscal Years 2020-2025 and its Annual Plan for the Fiscal Year 2022-2023. The Housing Authority owns approximately 633 affordable housing units and administers up to 1,885 Section 8 Housing Choice Vouchers.

Lastly, the City of Alameda has prepared, "The Road Home: A 5 year Plan to Prevent and Respond to Homelessness in Alameda." The plan is to provide a road map to shorten the period an individual or household remains homeless, reduce first-time and chronic homelessness, and decrease returns to homelessness. The plan intends to accomplish these tasks through three main goals: 1) To increase opportunities for housing construction, and expand affordable housing; 2) To increase access to homeless emergency response services, such as providing temporary housing and expanding supportive services; and 3) To mobilize citywide responses to homelessness through community engagement.

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. 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 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.

The Continuum of Care has been consulted with entitlement areas on the use of Emergency Solutions Grant (ESG) funds since 2012. At that time 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 Emergency Solutions Grant (ESG) requirements with the goal of county-wide consistency and collaboration. EveryOne Home solicited provider and public input on the use of ESG funds through a series of community meetings. A coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY20-FY24 ESG funding.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	The City of Alameda Housing Authority
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy Managed Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of their Public Housing Annual Plan.
2	Agency/Group/Organization	City of Alameda Commission on Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

3	Agency/Group/Organization	City of Alameda Economic Development Department
	Agency/Group/Organization Type	Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
4	Agency/Group/Organization	City of Alameda Fire Department
	Agency/Group/Organization Type	Services - Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Safety
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
5	Agency/Group/Organization	City of Alameda Park and Recreation Department
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Parks and Recreation Needs for Community
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

6	Agency/Group/Organization	Mastick Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Senior Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
7	Agency/Group/Organization	City of Alameda Social Services and Human Relations Board
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
8	Agency/Group/Organization	ALAMEDA POINT COLLABORATIVE
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Neighborhood Organization
	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 Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
9	Agency/Group/Organization	BUILDING FUTURES WITH WOMEN AND CHILDREN
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
10	Agency/Group/Organization	EDEN INFORMATION AND REFERRAL
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Information and Referral Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

11	Agency/Group/Organization	FAMILY VIOLENCE LAW CENTER
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Domestic Violence Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
12	Agency/Group/Organization	LEGAL ASSISTANCE FOR SENIORS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Senior Services Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
13	Agency/Group/Organization	ALAMEDA CHAMBER OF COMMERCE
	Agency/Group/Organization Type	Services-Employment Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

14	Agency/Group/Organization	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
15	Agency/Group/Organization	ECHO HOUSING
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

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

The City of Alameda strived 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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	EveryOne Home	The priority to create safer communities through stabilization of housing for homeless families and services for those at-risk matches those of the CoC for the area.

Table 3 - Other local / regional / federal planning efforts

Narrative

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

As required by the City's Citizen Participation Plan, the City holds several hearings and posts related documents, including the Consolidated Plan/Action Plan Priority Needs and funding recommendations. The City adheres to all state and federal Fair Housing and Civil Rights laws and encourages minorities, non-English speakers, women and people with disabilities to participate.

The City's Social Service Human Relations Board (SSHRB) regularly schedules public hearings to identify needs and conducts a community needs assessment that addresses the levels of community needs, experience with housing discrimination, household demographics, level of participation in community services and where the respondents live. Taken together, the community needs assessment and public hearing input provide data that is then used in preparing a consolidated plan for the expenditure of CDBG funds that is submitted by the City to HUD for approval.

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	Survey	Non-targeted/broad community	In 2019, City conducted a survey update to reify the 2017 Community Needs survey results.	Needs identified by respondents included affordable housing, fair housing, tenant/landlord counseling, food access, housing supports, homeless services, mental health services, safety and anti-crim programs, transportation	All comments were accepted.	

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)
2	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Ta galog Non-targeted/broad community	Social Service Human Relations Board - Community stakeholders and citizens participate to identify priority needs for the 2022 Action Plan.	No written comments were received. Organizations commented on the need for the safety net services and additional funding for mental health.	All comments were received.	
3	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Ta galog Non-targeted/broad community	City Council Needs Public Hearing - Community needs priorities for the 2022 Action Plan. January 4, 2022.	No written comments were received. Organizations commented on the need for the safety net services.	All comments were received.	

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)
4	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Tagalog Non-targeted/broad community	Social Service Human Relations Board - Propose social service agencies and corresponding funding levels for 2022 Action Plan March 24, 2022.	No written comments were received. Organizations commented on the need for the safety net services.	No written comments were received.	
5	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Tagalog Non-targeted/broad community	City Council Public Hearing to adopt the funding recommendations for FY 2022 CDBG June 7, 2022.	The City of Alameda did not receive any comments from the public.	The City of Alameda did not receive any comments from the public.	
6	30 Day Comment Period	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Tagalog	Thirty-day comment period for the FY 2022-23 Action Plan. May 5, 2022 - June 7, 2022.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Alameda will use Community Development Block Grant funds as the primary source of funding for projects. The City of Alameda will receive an allocation of Community Development Block Grant funding (CDBG) in the amount of \$1,139,561 for the 2022-23 fiscal year.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The allocation for all communities in 2022-23 will be \$3,039,544. The City of Alameda expects to receive \$245,827 of that allocation in 2022.

These funding allocations are part of the regular 2022 Allocation and do not include any possible funds the City will receive as a part of the

additional CDBG funding from the Coronavirus Aid, Relief, and Economic Security Act or the CARES Act.

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	1,139,561	72,000	1,850,364	3,693,578	2,862,101	

Table 5 - 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

With limited federal resources and the high cost of housing development, Alameda needs to leverage other funding to make projects viable and sustainable. To the greatest extent possible, federal funds are used to leverage private investment (low income housing tax credits, Federal Home Loan Bank, business expansion, private loans or grants and any other available state and local sources). Only HOME funding requires a minimum match but the high cost of development requires that the City of Alameda leverage federal funding for all federal grants.

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

identified in the plan

The western section of Alameda is known as Alameda Point. This land is the former Alameda Naval Air Station that closed in 1997. Alameda Point is considered one of the best remaining development opportunities for large-scale development in the East Bay, with an inspirational setting overlooking the Bay Bridge and the San Francisco skyline. Over 100 businesses, employing more than 1,000 workers, are currently located there, benefiting from large industrial buildings with adjacent deep-water access.

A portion of the site was conveyed to the City in 2013 and will be redeveloped with mixed industrial and residential uses including 1,425 residential units. Another 19-acre parcel was sold by the Navy to a private developer in 2018 and is currently renovating existing housing with plans to rent the homes. The transfer of 12 acres of land at the former Alameda Naval Air Station (NAS) from the U.S. Navy to the Housing Authority is expected to occur by May 2019. As part of the base reuse process, the Alameda Housing Authority and its partners, Building Futures and Alameda Point Collaborative, submitted a successful application for a homeless accommodation at the Alameda NAS. The Navy approved the land transfer to the Alameda Housing Authority with the requirement that 90 units of permanent supportive housing for formerly homeless households eligible for services under the McKinney-Vento Act are built on the property. Initial planning work has begun for a 12-acre parcel of former Coast Guard housing that will be redeveloped over the next 9 years, beginning with an approval development plan in 2019.

The Housing Authority of the City of Alameda is currently redeveloping an existing affordable housing site at Rosefield Village to create a development with 92 total units on two parcels (approximately 2.43 acres) that will provide low-income housing to residents of the City. The Housing Authority plans to complete construction of Rosefield Village in 2022.

Discussion

The primary activities the City of Alameda will fund in the third year of the 2020-2024 Consolidated Plan are:

- Strong Public Services
- Address homelessness
- Increase economic opportunities
- Promote affordable housing
- Make Non-Housing Public Improvements
- Advocate for Fair Housing

Each of these activities and projects will require resources outside of the CDBG funding. The City of Alameda expects the 2022 CDBG funded projects to leverage another approximately \$6,597,293 in other funding resources.

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	Public Services - Safety Net	2020	2024	Non-Housing Community Development		Strong Public Services	CDBG: \$61,584	Public service activities other than Low/Moderate Income Housing Benefit: 420 Persons Assisted
2	Food Access	2020	2024	Non-Housing Community Development		Strong Public Services	CDBG: \$25,615	Public service activities other than Low/Moderate Income Housing Benefit: 2200 Persons Assisted
3	Mental Health Services	2020	2024	Non-Housing Community Development		Strong Public Services	CDBG: \$46,433	Public service activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted
4	Overnight Shelter	2020	2024	Homeless		Address Homelessness	CDBG: \$75,158	Public service activities other than Low/Moderate Income Housing Benefit: 85 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development Support	2020	2024	Non-Housing Community Development		Economic Development/Microenterprise Assistance	CDBG: \$125,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
6	Substantial Renovation	2020	2024	Affordable Housing		Promote Affordable Housing	CDBG: \$168,300	Rental units rehabilitated: 1 Household Housing Unit
7	Housing Safety Program	2020	2024	Affordable Housing		Promote Affordable Housing	CDBG: \$15,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
8	Rental Housing - Renovation of Underutilized Space	2020	2024	Affordable Housing		Promote Affordable Housing	CDBG: \$168,300	Rental units rehabilitated: 2 Household Housing Unit
10	Public Improvement	2020	2024	Non-Housing Community Development		Non-Housing Public Improvements	CDBG: \$519,743	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 165 Persons Assisted
11	Administration	2020	2024	Non-Housing Community Development		Administration and Fair Housing	CDBG: \$205,000	
12	Fair Housing	2020	2024	Non-Housing Community Development		Fair Housing	CDBG: \$25,000	

Table 6 – Goals Summary

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Goal Descriptions

1	Goal Name	Public Services - Safety Net
	Goal Description	Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”
2	Goal Name	Food Access
	Goal Description	Improve access to food and reduce food insecurity.
3	Goal Name	Mental Health Services
	Goal Description	Support services that provide mental health care or support services for those residents experiencing mental health challenges.
4	Goal Name	Overnight Shelter
	Goal Description	Fund and support overnight shelter, crisis housing and public services for homeless families and individuals.
5	Goal Name	Economic Development Support
	Goal Description	Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
6	Goal Name	Substantial Renovation
	Goal Description	Offer financing for residential rehabilitation projects.

7	Goal Name	Housing Safety Program
	Goal Description	Provide financing/grant for small residential renovation projects that improve the housing safety of a residence.
8	Goal Name	Rental Housing - Renovation of Underutilized Space
	Goal Description	Create new affordable housing units using vacant or underutilized space in existing structures.
9	Goal Name	Homeless Housing
	Goal Description	Support the development of infrastructure for homeless individuals who utilize RV's or other vehicles as shelter.
10	Goal Name	Public Improvement
	Goal Description	Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/community centers.
11	Goal Name	Administration
	Goal Description	Improve the administration of funding and coordination among project providers.
12	Goal Name	Fair Housing
	Goal Description	Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

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AP-35 Projects - 91.420, 91.220(d)

Introduction

This Action Plan covers the period from July 1, 2022 through June 30, 2023 (FY 2022-23). The City will receive \$1,139,561 in CDBG entitlement funds for FY 2022. Other CDBG funds noted in the Plan for FY 2022 include an estimated \$72,000 in program income from loan repayments and reprogramming of \$359,958 of CDBG funding from prior years that was not expended by the assigned projects. Public service and administration projects are funded at the maximum allowed by HUD.

The City of Alameda is one of eight members of the Alameda County HOME Consortium. The Consortium was formed so participating jurisdictions could receive HOME funding from the U.S. Department of Housing and Urban Development (HUD). As the lead agency for the Consortium, the County of Alameda prepares and submits a Strategic Plan that describes the planned use of HOME funds by the Consortium. The City of Alameda expects to invest \$245,827 of HOME funding from the Alameda County HOME Consortium within its borders.

Additional federal, state, local, and grant resources expected to be leveraged and available during the planning period.

#	Project Name
1	Alameda Family Services (AFS)
2	Emergency Food Distribution
3	Midway Shelter
4	Housing Counseling
5	Direct Legal Services
6	Legal Assistance for Alameda Seniors
7	Community Based Development Corporation
8	Boys & Girls Club Public Improvements
9	North Housing Site Work and Infrastructure
10	Substantial Rehabilitation
11	Housing Safety Program
12	Residential Rehabilitation Program Delivery
13	General Administration
14	2-1-1 Information and Referral Services
15	Residential Rehabilitation Project

Table 7 – Project Information

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Alameda Family Services (AFS)
	Target Area	Citywide
	Goals Supported	Mental Health Services
	Needs Addressed	Strong Public Services
	Funding	CDBG: \$48,020
	Description	The City of Alameda will fund mental health services for low- to moderate-income households/clients. Additional mental health services might be at a greater need due to the COVID-19 Pandemic. The Project is eligible under 570.201(e) of the CDBG regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 45 people.
	Location Description	2325 Clement Ave, Alameda, CA 94501 Services will be provided to low- to moderate-income residents throughout the City of Alameda.
	Planned Activities	Provide mental health services to residents of Alameda.
2	Project Name	Emergency Food Distribution
	Target Area	Citywide
	Goals Supported	Food Access
	Needs Addressed	Strong Public Services
	Funding	CDBG: \$26,491
	Description	A minimum of 2,200 Alameda households who might use the Food Bank will be reached through active outreach efforts to publicize the food banks services for the purpose of enhancing the living environment of Alameda. The Project is eligible under 570.201(e) of the CDBG regulations. Services will be provided to low- to moderate-income residents throughout the City of Alameda.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 3,000 persons.
	Location Description	1900 Thau Way, Alameda, CA 94501 (Citywide) Services will be provided to low- to moderate-income residents throughout the City of Alameda.
	Planned Activities	Provides nutritious food to low-income residents.
3	Project Name	Midway Shelter
	Target Area	Citywide
	Goals Supported	Overnight Shelter
	Needs Addressed	Address Homelessness
	Funding	CDBG: \$77,727
	Description	85 homeless persons have new access to emergency shelter, food and support services for the purpose of enhancing their living environment through the continuous operation of a 24-hour a day, service-enriched homeless shelter for women and children at the Midway Shelter. This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	85 homeless persons have new access to emergency shelter, food and support services for the purpose of enhancing their living environment through the continuous operation of a 24-hour a day, service-enriched homeless shelter for women and children at the Midway Shelter. This project is eligible under 24 57.201(e) the CDBG regulations.
	Location Description	DV Shelter Undisclosed location Services will be provided to low- to moderate-income residents from the City of Alameda.
	Planned Activities	Homeless services for women and children, DV support and Emergency Homeless Prevention Services.
	Project Name	Housing Counseling
	Target Area	Citywide
	Goals Supported	Fair Housing
	Needs Addressed	Administration and Fair Housing

	Funding	CDBG: \$22,752
	Description	Fair Housing Services. This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Respond to Fair Housing inquiries, investigate Fair Housing complaints, and conduct Fair Housing audits.
5	Project Name	Direct Legal Services
	Target Area	Citywide
	Goals Supported	Public Services - Safety Net
	Needs Addressed	Strong Public Services
	Funding	CDBG: \$20,469
	Description	Provide domestic violence survivors with legal and other supportive services. This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The project will serve 32 people.
	Location Description	Citywide Services will be provided to low- to moderate-income residents from the City of Alameda.
	Planned Activities	Legal advice, crisis counseling, document preparation, and legal representation.
6	Project Name	Legal Assistance for Alameda Seniors
	Target Area	Citywide
	Goals Supported	Public Services - Safety Net

	Needs Addressed	Strong Public Services
	Funding	CDBG: \$20,469
	Description	Legal services and community education for seniors. This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	45 Legal
	Location Description	Citywide
	Planned Activities	Legal services and education presentations for seniors.
7	Project Name	Community Based Development Corporation
	Target Area	Citywide
	Goals Supported	Economic Development Support
	Needs Addressed	Economic Development/Microenterprise Assistance
	Funding	CDBG: \$125,000
	Description	Economic development activities which include job training and employment placement. This project is eligible under 24 57.204 the CDBG regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 People
	Location Description	Citywide
	Planned Activities	Economic development activities which include job training and employment placement for low- to moderate-income residents.
8	Project Name	Boys & Girls Club Public Improvements
	Target Area	Citywide
	Goals Supported	Public Improvement
	Needs Addressed	Non-Housing Public Improvements

	Funding	CDBG: \$264,311
	Description	Design, Plan, Obtain Permits (as applicable) to pave the driveway from Third Street to the end of the parking lot, which spans 625 feet with variable widths. The Alameda Boys & Girls Club serves estimated 4,000-5,000 individuals and/or families annually. This project is eligible under 24 57.201 (c) the CDBG regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The project will improve one facility and benefit more than 4,000 persons.
	Location Description	1900 Third Street, Alameda, CA 94501
	Planned Activities	Design, plan, obtain permits for and construct a Resource Center for those who are unhoused or at risk.
9	Project Name	North Housing Site Work and Infrastructure
	Target Area	Citywide
	Goals Supported	Public Improvement
	Needs Addressed	Non-Housing Public Improvements
	Funding	CDBG: \$321,927
	Description	Off-site improvements, such as curbs, sidewalks, roadways, and other public facilities necessary for the planned developments at North Housing. North Housing is the redevelopment of approximately 12 acres. This project is eligible under 24 57.201 (c) the CDBG regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The project will improve the site to prepare for the development of one facility that is anticipated to assist 45-90 persons.
	Location Description	501 Mosley Avenue, Alameda, CA 94501
	Planned Activities	Make improvements to the Midway Shelter energy efficiency improvements, structural improvements, and other site development allowed under this category.
	Project Name	Substantial Rehabilitation

10	Target Area	Citywide
	Goals Supported	Rental Housing - Renovation of Underutilized Space
	Needs Addressed	Promote Affordable Housing
	Funding	CDBG: \$174,353
	Description	Financial and technical assistance to restore and/or create affordable rental units in existing vacant or underutilized structures. This project is eligible under 24 570.202 (a)(2), 570.208 (a)(3) the CDBG regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 housing units
	Location Description	Housing Authority of the City of Alameda (Program Administrator) Services will be provided to low- to moderate-income residents from the City of Alameda.
	Planned Activities	Financial and technical assistance to restore and/or create affordable rental units in existing vacant or underutilized structures.
11	Project Name	Housing Safety Program
	Target Area	Citywide
	Goals Supported	Housing Safety Program
	Needs Addressed	Promote Affordable Housing
	Funding	CDBG: \$15,000
	Description	AFD shall complete 20 Safety Inspections including the installation of smoke and carbon monoxide alarms and other fire and fall prevention devices. The Project is eligible under 570.202(a)(2) of the CDBG regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 -Safety and accessibility

	Location Description	Services will be provided to low- to moderate-income residents from the City of Alameda.
	Planned Activities	Financial Assistance to assist low-income seniors to maintain residential safety and accessibility.
12	Project Name	Residential Rehabilitation Program Delivery
	Target Area	Citywide
	Goals Supported	Rental Housing - Renovation of Underutilized Space
	Needs Addressed	Promote Affordable Housing
	Funding	CDBG: \$175,000
	Description	Residential rehabilitation programs project related delivery costs. The Project is eligible under 570.202 (a)(2) & 570.208 (a)(3) of the CDBG regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 unit
	Location Description	City of Alameda Citywide
	Planned Activities	Residential rehabilitation programs project related delivery costs.
13	Project Name	General Administration
	Target Area	Citywide
	Goals Supported	Administration
	Needs Addressed	Administration and Fair Housing
	Funding	CDBG: \$205,000
	Description	General Administration
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A

	Location Description	Project Administration Citywide
	Planned Activities	The City of Alameda may have administration activities that include, but are not limited to: <ul style="list-style-type: none"> • General management, oversight, and coordination • Providing local officials and citizens with information about the CDBG program • Preparing budgets and schedules • Preparing reports and other HUD-required documents • Program planning • Public Information • Monitoring program activities • Fair Housing activities • Indirect costs • Submission of applications for Federal programs
14	Project Name	211 Information & Referral
	Target Area	Citywide
	Goals Supported	Public Services - Safety Net
	Needs Addressed	Strong Public Services
	Funding	CDBG: \$25,000
	Description	Provide health, housing, and human service information and referral 24/7/365, in multiple languages. This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The project will serve 300 people.

	Location Description	Citywide Services will be provided to low- to moderate-income residents from the City of Alameda.
	Planned Activities	Provide information and referrals to health, housing, and human services that exist in Alameda County. This program also serves as the first point of contact for the coordinated entry system and plays a critical role in disaster preparedness and response in the event of an emergency through its 24/7 call center staff. Staff train and participate in disaster drills and has a seat at the County Emergency Operation Center.
15	Project Name	Residential Rehabilitation Projects
	Target Area	City Wide
	Goals Supported	Substantial Renovation
	Needs Addressed	Promote Affordable Housing
	Funding	CDBG \$75,868
	Description	Residential rehabilitation projects. The Project is eligible under 570.202 (a) & 570.208 (a)(3) of the CDBG regulations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 project
	Location Description	Housing Authority of the City of Alameda (Program Administrator) Citywide
	Planned Activities	Residential rehabilitation programs project related delivery costs.

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

Geographic Distribution

Projects for FY 2022 will be available to low- and moderate-income residents **throughout the city**. A few projects are site specific for improvements and additions to homeless shelters or rental rehabilitation projects. These projects will benefit low- and moderate-income persons.

Geographic distribution will be 100% citywide in FY22.

Geographic Distribution

Target Area	Percentage of Funds
Tract 4276	0
Low Mod Census Tracts 4276 and 4287	0

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All activities discussed in this Action Plan are intended for, and open to, income-eligible households and persons within the City of Alameda. Because of the compact geography, programs are implemented on a community-wide basis unless otherwise indicated, with participants' eligibility determined based on the household's income. According to the 2011-2015 American Community Survey, 9.8 percent of Alameda residents are living below the poverty line. Both the statistics for the area and stakeholder comments direct the City of Alameda fund project that will directly impact those with the most need.

Some programs, however, are administered based on the low and moderate-income status of the neighborhood. Any census tract where more than 48.04 percent of households have incomes at or below 80 percent of area median income qualifies as a low or moderate-income area.

Discussion

Most of the programs the City of Alameda funds with its annual allocation directly benefit low or moderate-income individuals or households. Through programs like the Alameda Food Bank, Building Futures with Women and Children, Midway Shelter/Homeless Prevention Program, and the Alameda Point Collaborative, the City will improve the physical environment, and focus resources on safety net and empowerment services needed by the area's residents.

At the same time, there are many low-income or disabled homeowners and renters who live in other

Alameda neighborhoods, and assistance will be provided to qualified households through substantial residential rehabilitation, homeownership, and public service programs. As a companion to the City's existing residential rehabilitation programs, the City's Fire Department will maintain its outreach to seniors and persons with disabilities by continuing the Safety and Accessibility Program, which provides financial and technical assistance to make accessibility modifications and provide fire prevention and safety to eligible households.

The City works continuously with City departments, other public agencies, community-based organizations, and neighborhoods to identify and address obstacles to meeting underserved needs.

Geographic Distribution

Projects for FY 2022 will be available to low- and moderate-income residents **throughout the city**. A few projects are site specific for improvements and additions to homeless shelters or rental rehabilitation projects. These projects will benefit low- and moderate-income persons.

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

Introduction

The area continues to grow with households attracted to the historic downtown area and homes with Victorian charm. This demand for housing along with limited space has made the increases in property values to grow exponentially. According to Zillow, the median value of a home is \$1,379,277 as of February 1, 2022. The median value of a home has increased by 20.9 percent in the last 12 months. With the high rent and purchase costs in Alameda, few affordable opportunities exist for residents of Alameda.

HUD defines affordable housing as a household paying equal to or less than 30 percent of its gross monthly income towards housing costs. If the household pays more than 30 percent, it is considered cost burden. If the household pays more than 50 percent of its gross monthly income, it is considered to have a severe cost burden.

With the high rent and purchase costs in Alameda, few affordable opportunities exist for residents of Alameda. Those who work in Alameda may have to choose other places to live and commute into the City for their employment. Initiatives funded by the City of Alameda strive to develop a place for all residents to live, work and play.

"Housing costs for 40% of households in Alameda County are above recognized affordability thresholds. Housing expenditures that exceed 30% of income have historically been viewed as an indicator of an affordability problem (i.e., housing cost burden). According to the 2016 American Community Survey five-year estimates, 223,460 households in Alameda County are considered cost burdened (39.6% of all households), spending over 30% of their income on housing. Households earning less than \$75,000 make up 76% of the households with a housing cost burden in Alameda County. As such, housing cost burdens are an issue that disproportionately impact low- and middle- income families.

High housing cost burdens fall most heavily on lower- income households. A recent report by PolicyLink and the USC Program for Environmental and Regional Equity found that a family of two workers, both making minimum wage, can afford the median market rent in just 5% of Bay Area neighborhoods. Of those neighborhoods, 92% are rated as having very low economic opportunity, which further stifles economic mobility and jeopardizes the region's future success." Solving the Housing Affordability Crisis, How Policy Impacts the Number of Alameda County Households Burdened by Housing Costs, Bay Area Council Economic Institute, May 2018

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

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 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.

To help the community as a whole overcome the barriers to affordable housing development, and also maximize the impact in the community, Alameda will strive to increase affordable housing opportunities with the following projects:

- Substantial Rehabilitation Program - this program provides financial and technical assistance to restore and/or create affordable rental units in existing vacant and underutilized structures.
- Alameda Fire Department (AFD) Housing Safety Program – this program provides financial assistance to assist-low income seniors and persons with disabilities to maintain residential and accessibility.
- Residential Rehabilitation Program – a program that creates single and multifamily unit residential rehabilitation.

In addition to the programs listed above, there are several developments (market rate and affordable) planned for Alameda Point and the surrounding area as this was a former Naval base and currently represents the largest area of contiguous land available for development in all of Alameda. Below is a summary of proposed housing developments and the lead entity:

Site Affordable Housing Developer (lead entity)

RESHAP MidPen Housing Corporation

North Housing Housing Authority of the City of Alameda

Alameda North Habitat for Humanity

RESHAP will be built to satisfy the inclusionary housing requirements of the West Midway Project. North Housing will be immediately adjacent to Alameda Landing, a development of recently constructed market rate residential units and commercial shopping center. Habitat for Humanity plans to construct up to 80 units that will be sold to very low- and low-income homeowners. The Alameda North parcel will be adjacent to the Alameda Landing and North Housing developments.

Discussion

Traditional redevelopment has been led by small non-profit community development organizations at the grass roots level. Smaller organizations are unable to build large-scale projects. They are also unable to be holistic in nature, which limits their ability to impact on the target population. Some ideas to overcome these barriers are:

- Attract for-profit developers to partner with non-profit housing and/or service agencies to develop affordable housing development for extremely low-income families; connecting services and rental assistance with new developments.
- Build projects without long-term debt to help fund operations and maintenance of property
- Advocate for public and private transportation options for low income families living outside of walking distance of amenities needed for daily living, such as grocery stores, health care and employment options
- Through inclusive zoning, the City requires at least 15 percent of all new housing constructed shall be affordable to very low-, low- and moderate-income households.
- Enlist all levels of local and county government to be “cheerleaders” for affordable housing.

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

Introduction

In the City of Alameda and Alameda County, there are a variety of obstacles to meeting underserved housing needs. Obstacles to affordable and adequate housing include the Bay Area's ever-increasing housing costs caused by an aging housing stock, high demand and a limited supply of land resources and funds.

Actions planned to address obstacles to meeting underserved needs

Additional challenges exist because of the City's growing limited-English-speaking population. Based on the 2011-2015 American Community Survey Five-Year Estimates for the City Alameda, 33.7 percent of Alameda's population speaks one of 37 languages other than English at home. The US Census Quick Facts 2015-2019, reports that 35% of Alameda residents speak a language other than English at home.

The City has analyzed the language needs of the community and is working to improve language access to Arabic, Chinese, Korean, Spanish, Tagalog, and Vietnamese speaking populations. Language needs are continually being addressed in partnership with nonprofit organizations providing social services. Public outreach and announcements regarding the 2022 Action Plan have been translated to these languages to include the population that does not speak English.

Actions planned to foster and maintain affordable housing

The need for affordable rental and for-sale housing far outpaces supply. The City continually works to preserve existing affordable housing and to increase the supply of affordable housing. Island City Development (ICD) is a nonprofit public benefit corporation affiliated with the Alameda Housing Authority (AHA) of the City of Alameda. The Corporation's sole activity is to benefit and support the mission of the Housing Authority and the City of Alameda. ICD achieves its charitable purposes by developing housing for low-income households.

ICD has also begun the initial planning work for a 12 -acre parcel of former Coast Guard housing that will be redeveloped over the next 10 years, beginning with an approval development plan in 2019. The City is working with the Navy and Habitat for Humanity to develop an adjacent two-acre parcel into ownership housing for low- to moderate-income first time homebuyers. AHA continues to administer the sale of below-market rate condos to low- and moderate-income families at private developments under the City's inclusionary housing program. AHA continues to manage the citywide Rent Stabilization program for non-section 8 units within the city limits, which is funded by non-federal funds and encompasses approximately 15,000 rental units.

In addition to developing affordable housing, the City requires at least 15 percent of all new housing constructed shall be affordable to very low-, low- and moderate-income households. The City of

Alameda will continue to fund several housing assistance programs with CDBG, including fair housing and tenant/landlord counseling services, and both homeowner and rental rehabilitation as part of its efforts to preserve existing affordable housing.

Staff will also continue to implement a program to offset some of the fiscal impact of an ordinance amending the Alameda Municipal Code to include the Earthquake Retrofit Standards and Requirements for Soft-Story Residential Buildings. The program will pay for a portion of the engineering costs required by the ordinance. Eligible properties will include those occupied by households meeting CDBG income requirements.

Actions planned to reduce lead-based paint hazards

The City participates in the Alameda County Service Area for Lead Abatement (CSALA), which funds the Alameda County Lead Poisoning Prevention Program (LPPP). Through the LPPP, renters and homeowners receive information about lead hazards in their homes.

The City of Alameda will use CDBG funds to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. Housing renovation funded with HOME funds will also be required to follow the same regulatory requirements. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). In implementing rehabilitation programs, the City notifies tenants of lead-based paint hazards; refers owners to an environmental testing firm for risk assessments; initiates lead hazard controls and/or abatement protocols in conformance with the HUD Guidelines; and obtains final clearance testing.

When conducting Section 8 Housing Choice Voucher program inspections, the Housing Authority inspectors are trained to look for chipped or peeling paint that may indicate the presence of old lead paint and if so, lead-safe remediation of the hazard and clearance testing are required and performed by outside contractors.

Actions planned to reduce the number of poverty-level families

According to the US Census Quick Facts, Population Estimates Base, April 1, 2010, (V2019), **7.3 percent of the Alameda population lives at or below the poverty line**. The City of Alameda is part of the Oakland-Fremont, CA HUD Metro FMR Area. The 2021 HUD (80%) low-income limit for a family of four is \$109,600.

The City's anti-poverty strategy will be carried out during the Action Plan period through a combination of CDBG-funded public initiatives and non-profit services to low-income residents. A range of public services are intended to move families and individuals along a continuum from "in crisis" or "vulnerable" to "stable" or "thriving" members of the community. This keeps within the recommendations of the City's SSHRB. Public services funding will include safety net services and other services helping

individuals in poverty move along this continuum. Alameda will fund the following services in FY 2020:

- Emergency food and shelter
- Domestic violence services
- Senior legal services
- Employment training and placement
- Fair housing/tenant landlord services
- Mental Health Services

On October 2, 2018, the Alameda City Council passed a minimum Wage Ordinance to raise the citywide minimum wage to \$15.00 per hour by July 1, 2020. According to the National Low-Income Housing Coalition *Out of Reach 2018* study, a wage of \$51.15 per hour is required to afford a two-bedroom apartment in Alameda, CA. While the additional minimum wage requirement will be helpful to meet basic needs, affordable housing will remain out of reach for these households.

Actions planned to develop institutional structure

The City is fortunate to have a strong tradition of community collaboration, which strengthens the service delivery capacity within the City and ensures that linkages between residents, public agencies, and service providers are both comprehensive and coordinated. The following are a few examples of public and private partnerships working to help the most vulnerable neighbors in the community and promotion/preservation of affordable housing.

Rent Program- The Alameda City Council adopted the Rent Review, Rent Stabilization and Limitations on Evictions Ordinance 3148 on March 1, 2016. The ordinance applies to approximately 13,400 residential rental units. The policy protects tenants from certain evictions and requires a relocation assistance payment when a tenancy is terminated due to circumstances that are not the fault of the tenant. In September 2019, City Council adopted Ordinance 3250, which has administrative requirements for annual rent increases.

City of Alameda CARES Team (Source: www.alamedaca.gov/cares)- The City of Alameda and its community partners are committed to addressing homelessness in our island city. The City coordinates the CARES team whose members provide outreach and programs to support homeless individuals and families in Alameda.

Under the oversight of the CARES Team are programs that provide outreach and services to individuals experiencing homelessness. These are a product of work by CARES Team members, including City departments, non-profit agencies, and community and faith-based organizations in Alameda. These programs include:

- **Information and Referrals** - 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.

- **Mobile Outreach** - Non-profit organizations Operation Dignity and Building Futures provide basic necessities to those experiencing homelessness while working on stabilizing their situation and helping them to find housing.
- **Dine and Connect** - Held on the last Monday of each month, dinners lead by Alameda's faith-based community provide more than just a warm meal to those experiencing homelessness. Alongside dinner, this program connects individuals to services and resources and fosters community with an opportunity for individuals to meet, talk, and connect.
- **Intensive Case Management** -The City supports case management services in addition to that provided through the countywide Continuum of Care. Building Futures provides a comprehensive, individualized array of services, including securing identification documents, obtaining pension or social security income, and physical and mental health needs. This helps to prepare unhoused individuals to obtain housing.
- **Sunsetting Homelessness in Alameda** – Parking Meters for the Homeless - Orange like an Alameda sunset, these parking meters are located throughout the community to both draw attention to the issue of homelessness and to allow community members to make donations of spare change (or credit card transactions) toward homeless programs in the City. Local businesses can show their support for the City's efforts to address homelessness by sponsoring a meter.

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

In preparing its FY 2022 Action Plan, the City consulted with community-based service providers, residents, and City departments and Boards and Commissions, the Social Services and Human relations board, to obtain feedback regarding priority needs and objectives and developed projects and activities to further these objectives.

There is a strong communication network among Alameda County jurisdictions, Alameda service providers, community groups, and citizens and this provides a broad knowledge base of housing and social service needs within Alameda. For example, data gathered from community groups and citizens, such as the Alameda Services Collaborative and the Alameda Collaborative for Children, Youth and Their Families, provide comprehensive information about housing, homeless, and social service needs within Alameda. Organizations serving the homeless, including Alameda County, EveryOne Home, and local homeless service providers, advise on the needs of the homeless.

As a recipient of HUD funds, the City of Alameda certifies it will affirmatively further fair housing choice

by conducting an analysis of impediments to fair housing choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis and actions taken in this regard. The County of Alameda, as lead agency, and multiple participating jurisdictions, the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, have formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing.

Findings from the 2020 Analysis of Impediments to Fair Housing include:

- Lack of local private fair housing outreach and enforcement;
- Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement;
- Lack of resources for fair housing agencies and organizations; lending discrimination
- Access to publicly supported housing for persons with disabilities; lack of affordable, integrated housing for individuals who need supportive services;
- Displacement of residents due to economic pressures; source of income discrimination; lack of local private fair housing outreach and enforcement; lack of local fair housing enforcement; lack of local public (local, state, federal) fair housing enforcement;
- Displacement of residents due to economic pressures;
- Lack of affordable housing;
- Land use and zoning laws; high cost of developing affordable housing;
- Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services
- Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services; limited supply of affordable housing in areas with access to opportunity;
- Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity;
- Lack of private investments in specific neighborhoods;
- Lack of affordable housing for individuals who need supportive services; location and type of affordable housing; lack of assistance for housing accessibility modifications; location of

- accessible housing; and,
- The availability of affordable units in a range of sizes.

Discussion

Each jurisdiction set goals to address in the AI during the fiscal years 2020-2024. Some initiatives from the 2020 Analysis of Impediments to Fair Housing that will be implemented include:

- Allocate CDBG funds annually over the next five-year AI period to fund a fair housing service provider with the expectation that the provider will market its services through some combination of the distribution of flyers, pamphlets, website postings, and other marketing activities as approved by the City of Alameda.
- Develop a registry of rental property owners and raise awareness of the City's Rent Program among new and existing rental property owners.
- Incorporate these goals into the 2020-2025 Consolidated Plan.
- Continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
- Create a prosecution division within the City Attorney's Office to enforce the city ordinance regarding source of income protections and other fair housing violations. Maintain data on education activities.
- Continue to offer the Residential Rehabilitation program and allocate CDBG funds as they are available.
- Continue to offer the Housing Safety program and allocate CDBG funds as they are available.
- Facilitate the development of vacant land and the redevelopment of existing structures to provide more affordable housing serving specialized populations.
- Continue to implement the City's Inclusionary Housing Requirements and to participate in the County's Down Payment Assistance Programs and Mortgage Credit Certificate as funds are available.
- Continue to fund economic development, including on-the-job training programs, with CDBG funds as funds are available.
- Implement the HEAP-funded programs (including safe parking, winter warming shelter, day center, etc.) over the next 24 months to provide emergency assistance to homeless individuals and families. Continue to fund mobile outreach, case management services and the Midway Shelter.
- Continue to provide materials in multiple languages.
- Continue to fund economic development activities, including on-the-job training, at Alameda Point and any other areas identified to contain Racial/Ethnic Concentrations Areas of Poverty

(R/ECAPs).

Program Specific Requirements

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

Introduction

This Action Plan covers the period from July 1, 2022, through June 30, 2023 (FY 2022). The City of Alameda expects to receive an allocation of \$1,139,561 in FY 22-23 CDBG entitlement funds for the City of Alameda. Other CDBG funds noted in the Plan for FY 22 include an estimated \$72,000 in program income from loan repayments.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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	0
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:	0

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%

Discussion

The City of Alameda will fund projects in fiscal year 2021 that address the needs outlined in the Consolidated Plan. At least 70 percent of the funds allocated in fiscal year 2021-22 will help low and moderate-income households directly or indirectly, through housing and social services programs.

ATTACHMENTS

Attachments to be included with Final Action that will be submitted to HUD