



# **City of Alameda DRAFT FY 2021-22 Action Plan**

for the period covering

**July 1, 2021 – June 30, 2022**

Effective Date: April 2, 2021

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 – 24 CFR 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 78,630 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 2021 will be \$1,141,479.

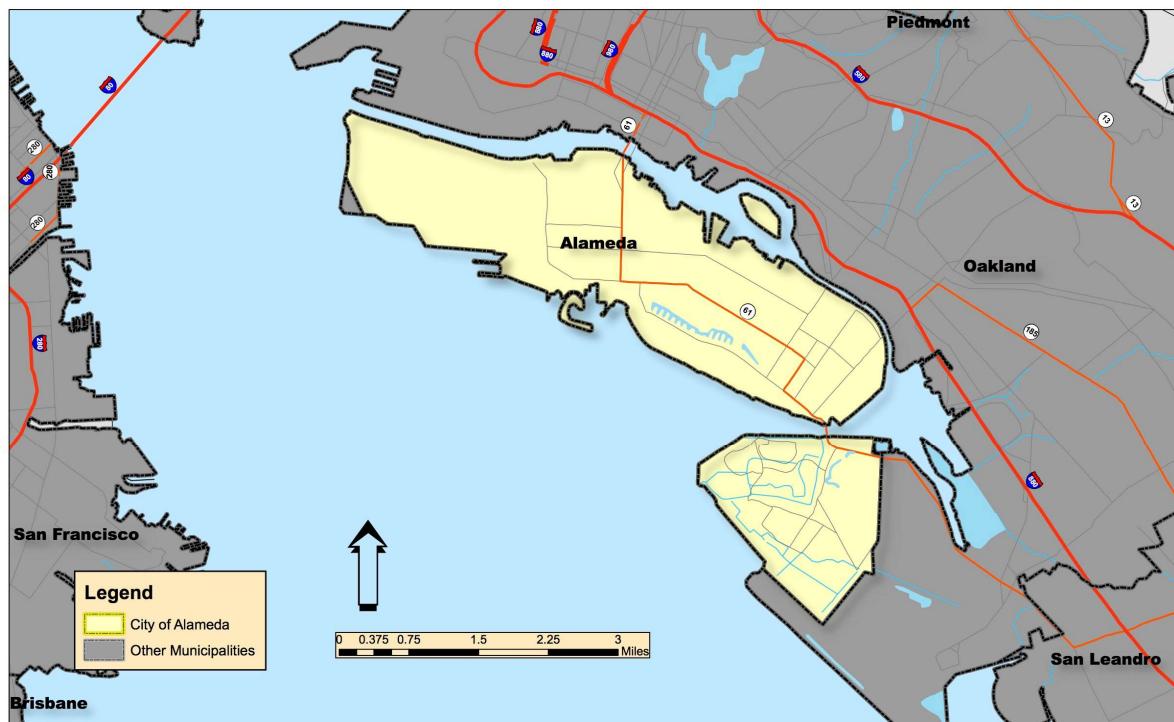
The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members 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 2021 will be \$3,039,544. The City of Alameda expects to receive \$224,884 of that allocation in 2021.

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 June 2020. This document is the Action Plan for fiscal year 2021-22 (2021 Action Plan), the second year of the Consolidated Plan. It will cover the city of Alameda's CDBG and HOME allocations, beginning July 1, 2021 and ending June 30, 2022.



**Figure 1 - Map of the City of Alameda**

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

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 the second year of the 2020-2025 Consolidated Plan. Many of the projects outlined in the 2020 Action Plan, approved in June 2020, are still underway. The City of Alameda expects the following accomplishment for the FY 2020-21 to include those shown below in Table 1.

<b>Goal</b>	<b>Units of Measure Completed</b>
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	7,482 People
Demolition of Unsafe Buildings	3 Buildings

**Table 1 - Three Year Accomplishments towards 2015 Consolidated Plan Goals**

### **4. Summary of citizen participation process and consultation process**

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 FY 2021-22 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](http://www.alamedaca.gov). 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 April 2, 2021 through May 4, 2021.

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**

The final draft submitted to the US Department of Housing and Urban Development will include all public comments received and the City's responses.

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

The final draft submitted to the US Department of Housing and Urban Development will include all public comments received and the City's responses.

## **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, 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.

## The Process

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

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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 2– 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 2021-22 allocation is \$1,141,479.

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 2021 allocation for all communities is \$3,039,544. The City of Alameda expects to receive \$224,884 of that allocation in FY 2021-22. Information regarding the HOME grant will be included in the Alameda County 2021 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**

City of Alameda

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## **AP-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

### **1. Introduction**

The Consolidated Plan and FY 2020-21 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 Fiscal Year 2020-2021. 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 is currently developing a five-year Homelessness Strategic Plan to shorten the period an individual or household remains homeless, reduce first-time and chronic homelessness, and decrease returns to homelessness.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the 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. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	The City of Alameda Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of their Public Housing Annual Plan.
2	<b>Agency/Group/Organization</b>	City of Alameda Commission on Disabilities
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
3	<b>Agency/Group/Organization</b>	City of Alameda Economic Development Department
	<b>Agency/Group/Organization Type</b>	Services-Employment Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
4	<b>Agency/Group/Organization</b>	City of Alameda Fire Department
	<b>Agency/Group/Organization Type</b>	Other government - Local Safety
	<b>What section of the Plan was addressed by Consultation?</b>	Safety
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
5	<b>Agency/Group/Organization</b>	City of Alameda Park and Recreation Department
	<b>Agency/Group/Organization Type</b>	Services-Children Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Parks and Recreation Needs for Community
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
6	<b>Agency/Group/Organization</b>	Mastick Senior Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Senior Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.

7	<b>Agency/Group/Organization</b>	City of Alameda Social Services and Human Relations Board
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
8	<b>Agency/Group/Organization</b>	ALAMEDA POINT COLLABORATIVE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Education Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
9	<b>Agency/Group/Organization</b>	BUILDING FUTURES WITH WOMEN AND CHILDREN
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.

10	<b>Agency/Group/Organization</b>	EDEN INFORMATION AND REFERRAL
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Information and Referral Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
11	<b>Agency/Group/Organization</b>	Family Violence Law Center
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Domestic Violence Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.

12	<b>Agency/Group/Organization</b>	LEGAL ASSISTANCE FOR SENIORS
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Health Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Senior Services Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
13	<b>Agency/Group/Organization</b>	Alameda Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Services-Employment Business Leaders Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Business Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
14	<b>Agency/Group/Organization</b>	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
15	<b>Agency/Group/Organization</b>	ECHO HOUSING
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.

Table 3– Agencies, groups, organizations who participated

**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 4– Other local / regional / federal planning efforts

## **Narrative**

Through the consultations, even with different agencies or stakeholder types within community development as part of the interview, four topics repeated themselves: 1) fair and affordable housing, 2) transportation, 3) strong public services such as food security and child care, and 4) mental health care services. The City of Alameda has responded with priorities and goals that address all three of the main threads of discussion, with an emphasis on affordable housing development along the entire continuum.

## **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 administers a biennial survey. The survey asks respondents to respond to questions about the levels of community needs, experience with housing discrimination, demographics of their household, level of participation in community services and where the respondents lived. Taken together, the surveys 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 mini survey 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)
1	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/ Tagalog  Non-targeted/broad community	Social Service Human Relations Board - Community stakeholders and citizens participate to identify priority needs for the 2021 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.	
2	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/ Tagalog  Non-targeted/broad community	City Council Needs Public Hearing - Community needs priorities for the 2019 Action Plan. February 16, 2021.	No written comments were received. Organizations commented on the need for the safety net services.	No 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)
3	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 2020 Action Plan. April 22, 2021.	No written comments were received. Organizations commented on the need for the safety net services.	No written comments were received.	
4	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 2020 CDBG May 4, 2021.	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/Tagalog  Non-targeted/broad community	Thirty-day comment period for the FY 2021-22 Action Plan. April 2, 2021 – May 4, 2021.			

Table 5– 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 \$1,141,479 for the 2021-22 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 2021-22 will be \$3,039,544. The City of Alameda expects to receive \$224,884 of that allocation in 2021.

These funding allocations are part of the regular 2021 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	1,141,479	80,400	1,642,796	2,864,675	0	Funding will be used for public services and supporting housing development for low-income households.

Table 6 - Anticipated Resources

**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 publicly owned land or property located within the state 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 plans to redevelop existing affordable housing at

Rosefield Village, resulting in 91 total units. The Housing Authority presently owns and leases a total of 53 residential units on two parcels (approximately 2.43 acres) that provide low-income housing to residents of the City. The project will consist of demolishing nine aged buildings and constructing a new, 78-unit low-income housing facility as replacement housing. The remaining buildings will be retained and renovated. The new housing facility will include a community/recreation facility. The Housing Authority plans to complete the entitlement process and secure funding to start construction of Rosefield Village in 2020.

## **Discussion**

The primary activities the City of Alameda will fund in the second 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 2020 CDBG funded projects to leverage another approximately \$6,000,000 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	City-wide initiatives	Strong Public Services	CDBG: \$58,925	Public service activities other than Low/Moderate Income Housing Benefit: 805 Persons Assisted
2	Food Access	2020	2024	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$22,175	Public service activities other than Low/Moderate Income Housing Benefit: 2,200 Persons Assisted
3	Mental Health Services	2020	2024	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$40,118	Public service activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted

4	Overnight Shelter	2020	2024	Homeless	City-wide initiatives	Address Homelessness	CDBG: \$66,514	Public service activities other than Low/Moderate Income Housing Benefit: 105 Persons Assisted
5	Economic Development Support	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Economic Development/Microenterprise Assistance	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
6	Substantial Renovation	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$377,677	Rental Units – Renovated: 1 Units
7	Housing Safety Program	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$45,000	Rental Units – Renovated: 10 Units Homeowners Housing Rehabilitated: 2 Units
8	Residential Rehab	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$275,000	Rental Units – Renovated: 2 Units
9	Homeless Housing	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$130,000	Other: 1 Facility
10	Public Improvements	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Non-Housing Public Improvements	CDBG: \$381,000	Other: 3 Facilities

11	Administration	2020	2024	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing	CDBG: \$218,000	
12	Fair Housing	2020	2024	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing	CDBG: \$20,000	

Table 21 – Goals Summary

### Goal Descriptions

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

6	<b>Goal Name</b>	Substantial Renovation
	<b>Goal Description</b>	Offer financing for residential rehabilitation projects.
7	<b>Goal Name</b>	Housing Safety Program
	<b>Goal Description</b>	Provide financing/grant for small residential renovation projects that improve the housing safety of a residence.
8	<b>Goal Name</b>	Homeless Housing
	<b>Goal Description</b>	Support the development of infrastructure for homeless individuals who utilize RV's or other vehicles as shelter.
9	<b>Goal Name</b>	Public Improvements
	<b>Goal Description</b>	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.
10	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Improve the administration of funding and coordination among project providers.
11	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.



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

### Introduction

This Action Plan covers the period from July 1, 2020 through June 30, 2021 (FY 2010). The City will receive \$1,141,479 in CDBG entitlement funds for FY 2020. Other CDBG funds noted in the Plan for FY 2020 include an estimated \$80,400 in program income from loan repayments and reprogramming of \$470,146 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 \$224,884 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	Mental Health Services
2	Alameda Food Bank
3	Midway Shelter
4	211 Information & Referral
5	Direct Legal Services
6	Legal Assistance for Alameda Seniors
7	Community Based Development Corporation
8	Resource Center at McKay
9	Midway Shelter – Facility Improvement
10	Community Cabins
11	Substantial Rehabilitation
12	Housing Safety Program
13	Residential Rehabilitation Projects
14	Residential Rehabilitation Program Delivery
15	General Administration
16	Fair Housing
17	EveryOne Home

**Table 7 – Project Information**

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

In preparing the FY 2021 Action Plan, the City of Alameda consulted with many community-based service providers. Those open conversations about the continuing needs in the community are held throughout the entire year. This enables the staff responsible for implementing programs to remain connected to the community and not solely focused on the day-to-day implementation of grant regulations.

The City also held two public meetings and one stakeholder meeting to gather comments regarding housing and community development needs. As a result of these meetings, the Social Service Human Relations Board (SSHRB) acknowledged that the current economic crisis which is exacerbated by the COVID-19 pandemic is continuing and recommended services that preserve Alameda’s “Safety Net” services for families and individuals (including seniors) who are vulnerable and in crisis. This includes programs that provide food, shelter, case management services, personal safety services, and homeless prevention services such as short-term rental and utility assistance. Demographic priority be given to the residents with the greatest need and fewest resources.

Recognizing the effect of the declining economy on low-income Alameda residents, the SSHRB also identified an increased need for mental health services for families who have faced added stress from the COVID-19 pandemic.

The City of Alameda will enter its last year of a three-year contract period with Eden Information & Referral, as it covers the City’s portion of the county wide social services referral program to help homeless individuals and other low-income residents. It is a single source service provider for the area, serving as the first point of contact for the community’s coordinated entry system and serving a critical role in disaster preparedness and emergency response. This project will receive the allocated amount listed in the project summary and not be subject to any pro-rated changes based on funding allocations from HUD.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Alameda Family Services (AFS)
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Mental Health Services
	<b>Needs Addressed</b>	Strong Public Services
	<b>Funding</b>	CDBG: \$40,118
	<b>Description</b>	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.
	<b>Target Date</b>	06/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit 45 people.
	<b>Location Description</b>	2325 Clement Ave, Alameda, CA 94501
	<b>Planned Activities</b>	Provide mental health services to residents of Alameda.
2	<b>Project Name</b>	Emergency Food Distribution
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Food Access
	<b>Needs Addressed</b>	Strong Public Services
	<b>Funding</b>	CDBG: \$22,175
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist 2,200 families.
	<b>Location Description</b>	1900 Thau Way, Alameda, CA 94501 (Citywide)
	<b>Planned Activities</b>	Provides nutritious food to low-income residents.
3	<b>Project Name</b>	Midway Shelter
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Overnight Shelter
	<b>Needs Addressed</b>	Address Homelessness
	<b>Funding</b>	CDBG: \$66,514
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist 85 individuals.
	<b>Location Description</b>	DV Shelter Undisclosed location
	<b>Planned Activities</b>	Homeless services for women and children, DV support and Emergency Homeless Prevention Services
4	<b>Project Name</b>	211 Information & Referral
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Services - Safety Net
	<b>Needs Addressed</b>	Strong Public Services

	<b>Funding</b>	CDBG: \$24,725
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will serve 350 people and expects to field 1,300 calls.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	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.
5	<b>Project Name</b>	Direct Legal Services
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Services - Safety Net
	<b>Needs Addressed</b>	Strong Public Services
	<b>Funding</b>	CDBG: \$17,100
	<b>Description</b>	Provide domestic violence survivors with legal and other supportive services. This project is eligible under 24 57.201(e) the CDBG regulations.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will serve 25 people.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Legal advice, crisis counseling, document preparation, and legal representation.

6	<b>Project Name</b>	Legal Assistance for Alameda Seniors
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Services - Safety Net
	<b>Needs Addressed</b>	Strong Public Services
	<b>Funding</b>	CDBG: \$17,100
	<b>Description</b>	Legal services and community education for seniors. This project is eligible under 24 57.201(e) the CDBG regulations.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 Legal 300 Education 50 Healthcare Counseling
	<b>Location Description</b>	Citywide
7	<b>Planned Activities</b>	Legal services and education presentations for seniors.
	<b>Project Name</b>	Community Based Development Corporation
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Economic Development - Support
	<b>Needs Addressed</b>	Economic Development/Microenterprise Assistance
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Economic development activities which include job training and employment placement. This project is eligible under 24 57.204 the CDBG regulations.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 People

	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Economic development activities which include job training and employment placement
<b>8</b>	<b>Project Name</b>	Resource Center at McKay
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-Housing Public Improvements
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Design, Plan, Obtain Permits and Construct a Resource Center for those who are unhoused or at risk of homelessness to provide case management, intensive homelessness prevention and housing placement services to an estimated 200 individuals and/or families annually. This project is eligible under 24 57.201 (c) the CDBG regulations.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will improve one facility.
	<b>Location Description</b>	1245 McKay Ave., Alameda, CA 94501
	<b>Planned Activities</b>	Deisgn, plan, obtain permits for and construct a Resource Center for those who are unhoused or at risk.
<b>9</b>	<b>Project Name</b>	Midway Shelter – Facility Work
	<b>Target Area</b>	City-wide initiatives
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-Housing Public Improvements
	<b>Funding</b>	CDBG: \$181,200
	<b>Description</b>	Make energy efficiency improvements to the Midway Shelter. This project is eligible under 24 57.201 (c) the CDBG regulations.

	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will improve one facility.
	<b>Location Description</b>	DV Shelter Undisclosed location
	<b>Planned Activities</b>	Make energy efficiency improvements to the Midway Shelter.
10	<b>Project Name</b>	Community Cabins
	<b>Target Area</b>	Low to Moderate Income Census Tracts
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-Housing Public Improvements
	<b>Funding</b>	CDBG: \$130,000
	<b>Description</b>	Site improvements for the acquisition and purchase of Community Cabins. This project is eligible under 24 57.201 (c) the CDBG regulations.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will improve one facility.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Make health and safety improvements, including shower and kitchen facilities for an area to be used by homeless individuals who need a place to park their RVs.
11	<b>Project Name</b>	Substantial Rehabilitation
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Substantial Rehabilitation
	<b>Needs Addressed</b>	Promote Affordable Housing

	<b>Funding</b>	CDBG: \$174,646
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 housing units
	<b>Location Description</b>	Housing Authority of the City of Alameda (Program Administrator) TBD
	<b>Planned Activities</b>	Financial and technical assistance to restore and/or create affordable rental units in existing vacant or underutilized structures.
12	<b>Project Name</b>	Housing Safety Program
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Preservation
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	AFD shall complete 60 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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50-Safety 10-Accessibility
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Financial Assistance to assist low-income seniors to maintain residential safety and accessibility.
13	<b>Project Name</b>	Residential Rehabilitation Projects
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Rental Housing Production Housing Preservation
	<b>Funding</b>	CDBG: \$275,000
	<b>Description</b>	Residential rehabilitation projects. The Project is eligible under 570.202 (a) & 570.208 (a)(3 of the CDBG regulations.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 unit
	<b>Location Description</b>	Housing Authority of the City of Alameda (Program Administrator) Citywide
	<b>Planned Activities</b>	Residential rehabilitation programs project related delivery costs.
14	<b>Project Name</b>	Residential Rehabilitation Program Delivery
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Rental Housing Production Housing Preservation
	<b>Funding</b>	CDBG: \$175,000
	<b>Description</b>	Residential rehabilitation programs project related delivery costs. The Project is eligible under 570.202 (a)(2) & 570.208 (a)(3 of the CDBG regulations.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 unit
	<b>Location Description</b>	Housing Authority of the City of Alameda (Program Administrator) Citywide
	<b>Planned Activities</b>	Residential rehabilitation programs project related delivery costs.
15	<b>Project Name</b>	General Administration
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Fair Housing and Administration
	<b>Funding</b>	CDBG: \$205,000
	<b>Description</b>	General Administration
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
16	<b>Location Description</b>	Project Administration
	<b>Planned Activities</b>	N/A
	<b>Project Name</b>	Fair Housing Services
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing and Administration
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Fair Housing Services. This project is eligible under 24 57.201(e) the CDBG regulations.

	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Respond to Fair Housing inquiries, investigate Fair Housing complaints, and conduct Fair Housing audits.
17	<b>Project Name</b>	EveryOne Home
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing and Administration
	<b>Funding</b>	CDBG: \$13,000
	<b>Description</b>	Develop and implement coordinated entry system to prevent homelessness and to provide services to those who already homeless
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The entire CoC will benefit from this activity.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Implementation of Homeless Management Information System (HMIS) and development of funding resources for Alameda County homeless programs.

## **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**

Because the City is an island community with compact geography and limited land for new housing, programs are implemented on a citywide basis, except for the targeted funding for Alameda Point Collaborative (APC). APC manages 200 units of supportive housing for formerly homeless individuals and families (approximately 500 residents, almost 50 percent are children). Supportive housing is housing attached to social services, helping those with the most need to consistently receive support until they are self-sufficient.

APC is located at Alameda Point, the former Naval Air Station, a section of the City contained in Census Tract 4287, a low/moderate census tract. The APC units represent approximately 75 percent of the residential units located in CT 4287.

#### **Geographic Distribution**

Target Area	Percentage of Funds
City-wide Initiatives	71%
Low Mod Area Census Tracts	29%

**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 48.4 percent of households have incomes at or below 80 percent of area median income qualifies as a low or moderate-income area. One such project is the Woodstock Park improvement projects, which will provide a rubberized surfacing to

improve ADA accessibility and safety and energy efficient upgrades.

## **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.

## **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 \$1,139,577 as of April 1, 2021. The median value of a home has increased by 6.9 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. The 2015 Consolidated Plan stated that 22.8 percent of all households have a cost burden, paying more than 30 percent of their gross monthly income towards housing. The Consolidated Plan also stated that 14 percent of all households have a severe cost burden, paying more than 50 percent of gross monthly income towards housing.

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.

### **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/](http://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](http://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:

<u>Site</u>	<u>Affordable Housing Developer (lead entity)</u>
Site A	Eden Housing
RESHAP	MidPen Housing Corporation
North Housing	Housing Authority of the City of Alameda
Alameda North	Habitat for Humanity

Site A and RESHAP will be built adjacent to two market rate developments – Bayport (constructed in 2005) and The West Midway Project, which consists of 22.8 acres and will yield up to 291 newly constructed units, including 260 market-rate and 31 deed-restricted, moderate-income housing units. 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 City has analyzed the language needs of the community and is working to improve language access to Chinese, Tagalog, Spanish, and Vietnamese-speaking populations. Language needs are continually being addressed in partnership with nonprofit organizations providing social services. Public outreach and announcements regarding the 2021 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.

One of the projects included is the redevelopment of an existing AHA property to create of 92 units of affordable family housing. Construction financing closed in August 2020 and construction started shortly thereafter. 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 2011-2015 American Community Survey, 9.8 percent of the Alameda population lives at or below the poverty line. For a family of four in 2016, the federal government raised the poverty line to \$24,300 and remains there for 2019.

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 Stabilization 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. The ordinance also has administrative requirements for annual rent increases, including a mandatory review for rent increases in excess of 5% and an optional review for rent increases of 5% or less. The Rent Review Advisory Committee (RRAC) reviews rent increases and has authority to render decisions, which in some cases become binding.

*City of Alameda CARES Team (Source: [www.alamedaca.gov/cares](http://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 2020 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.

## **Discussion**

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.

Each jurisdiction set goals to address 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, 2020 through June 30, 2021 (FY 2020). The City of Alameda expects to receive an allocation of \$1,141,479 in FY 20-21 CDBG entitlement funds for the City of Alameda. Other CDBG funds noted in the Plan for FY 20-21 include an estimated \$120,000 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	120,000
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	
3. The amount of surplus funds from urban renewal settlements	
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.	
5. The amount of income from float-funded activities	
Total Program Income	120,000

#### **Other CDBG Requirements**

1. The amount of urgent need activities

## **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.

## **Appendix - Alternate/Local Data Sources**