

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Alameda is one of eight jurisdictional members of the Alameda County HOME Consortium. As the lead agency for the Consortium, Alameda County coordinates long-range planning and annual applications to HUD for both HOME and Community Development Block Grant (CDBG) funding. While HOME funds are administered by Alameda County on behalf of the participating jurisdictions, CDBG funds come to some of the participating jurisdictions, including Alameda, as annual “entitlement” funds.

This Action Plan covers the period from July 1, 2014 through June 30, 2015, and addresses resources to be received by the City of Alameda from HUD. In this Action Plan period, it is anticipated that the City will receive approximately \$1,073,723 in CDBG Entitlement funds. This is a 1.7% reduction from the 2013 allocation. Other CDBG funds noted in the Plan include an estimated \$200,000 in program income from loan repayments and approximately \$834,550 in carry-forward entitlement funds and \$375,000 in program income. An estimated \$247,275 in HOME funds is also anticipated. All federal, state, local, and grant resources available during the Action Plan period are detailed in the Summary of Housing and Community Development Activities, included in Section AP-15 Expected Resources.

As required by HUD, the HOME Consortium developed broad policy objectives for the use of CDBG, HOME and other federal funds and outlined priority needs in the Consortium’s Five-Year Strategic Plan, covering FY 2010-11 through FY 2014-15. The Priority Needs identified in the Five-Year Strategic Plan include: preserving and increasing affordable housing and supportive services, reducing housing discrimination, addressing and preventing homelessness, and addressing non-housing community development needs such as neighborhood improvement, public services, accessibility improvements, and economic development.

In preparing its 2014-2015 Action Plan, the City consulted with community-based service providers, residents, City departments, and Boards and Commissions to obtain feedback regarding priority needs and objectives and developed projects and activities to further these objectives. As a result of the public meetings regarding housing and community development needs, the Social Service Human Relations Board (SSHRB) acknowledged the current economic crisis and identified the following area of need: “preserving and strengthening Alameda’s Safety Net.” Funding should therefore be directed to services for families and individuals (including seniors) who are vulnerable and in crisis, through programs that provide food, shelter, case management services, personal safety services, and homeless prevention services such as short-term rental and utility assistance. In addition, demographic priority should be given to the residents with the greatest need and fewest resources. The SSHRB, recognizing the effect of the declining economy upon low-income Alameda residents, also identified an increased need for collaboration among service providers and other government agencies serving the community.

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.

Decent Affordable Housing:

During FY 2014-15, the City will continue to expand the affordable housing inventory in Alameda by implementing a development pipeline that contains projects in various stages of predevelopment, development and lease-up. The City continued to make progress on its affordable housing goals in FY 2013, with at least 107 new units in three projects. The Housing Authority of the City of Alameda (AHA), in conjunction with the Housing Consortium of the East Bay (HCEB) and Satellite Housing (Satellite), completed the construction of Jack Capon Villa in December of 2013. This will provide 18 affordable housing accessible units for adults with developmental disabilities located at 2216 Lincoln Avenue. The second development, Park Alameda, is a partnership between the AHA and Resources for Community Development (RCD). Construction was completed in May 2013. The development offers 61 affordable studio units and one manager's unit. Lease-up was completed in March 2013, and the grand opening was held in May 2013. The third project is being developed by a partnership between the AHA and RCD for the construction of the Alameda Landing Affordable Project. This project will be a 25-32 unit, 100% affordable, family housing development.

The City will continue to provide funding to help offset the fiscal impact of the recently approved Soft Story Ordinance. During FY 2014, Alameda will continue to utilize its residential rehabilitation programs to leverage substantial private investment and utilize revolving loan funds to generate additional financial resources to preserve and create new affordable housing. The City is also committed to reducing housing discrimination and will undertake activities towards that end. The City is a member of EveryOne Home, a collaboration of community stakeholders, cities, and Alameda County government that have come together to create the Alameda Countywide Homeless and Special Needs Housing Plan, also known as the EveryOne Home Plan.

During FY 2014-15, the City will continue to work with HUD and the Navy on civilian reuse of the 42 acres formerly occupied by the military and commonly referred to as the North Housing Parcel. The City approved a Legally Binding Agreement for a homeless accommodation of 90 units of service-enriched housing at the North Housing site in 2013 with the Alameda Point Collaborative and Building Futures. HUD has signed off on the amended Reuse Plan and the City is waiting for the FOST (finding of suitability for transfer) to be completed by the Navy.

Economic Opportunities:

During the 2014-2015 Action Plan period, the City will continue its commitment to economic development activities by partnering on two programs that provide economic self-sufficiency. These included Women's Initiative for Self Employment micro enterprise and Alameda Point Collaborative, a Community-Based Development Organization (CBDO).

Suitable Living Environment

In FY 2014-15, CDBG funds will continue to support a variety of safety net services, including shelter, health and wellness services, personal safety services, and other homeless prevention services such as short-term rental and utility assistance. Safety net services support families that are vulnerable or in crisis and help to stabilize them until longer-term solutions, such as employment or more affordable housing, can be obtained.

3. Evaluation of past performance

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

The City of Alameda has identified multiple Community Development goals which benefit low- and moderate-income neighborhoods, families, and individuals. During FY 2013-14, the City made good progress towards meeting these goals, which include: preserving and improving public facilities and infrastructure; revitalizing blighted and underutilized buildings; eliminating barriers to disabled access; providing safety net services and other support services; and promoting economic development, including employment, training, and entrepreneurship opportunities.

One of the City of Alameda's key objectives is to provide safety net and other support services to low- and moderate-income families and individuals. Lack of sufficient funding is the major obstacle the City faces in achieving its public services objectives. The City typically receives requests for twice as much funding as is available through CDBG to support public services. Safety net services support families that are vulnerable or in crisis and help to stabilize them until longer-term solutions such as employment or more affordable housing can be obtained

Another key objective is to preserve existing affordable housing, increase the supply of affordable housing, assist low-and moderate-income, first-time homebuyers and reduce housing discrimination. This work will continue to be accomplished through the use of our CDBG and HOME funds, Down Payment Assistance/Inclusionary Housing Programs and the continued support from ECHO Housing to provide Fair Housing services. These programs have been successful throughout FY 13-14 by providing two Down Payment Assistance loans, 91 households assisted with Fair Housing education/counseling, and both a ground breaking and the grand opening of two rental housing development. In addition, Alameda will continue to utilize its residential rehabilitation programs to leverage substantial private investment, and utilize revolving loan funds to generate additional financial resources, to preserve and create new affordable housing. This revolving loan fund continues to supplement CDBG funds by approximately \$200,000 a year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City follows a Citizen Participation Plan, which was updated and adopted in conjunction with the Five-Year Strategic Plan. Consistent with the Citizen Participation Plan, the City published a notice seeking and encouraging public comment regarding housing and community development needs and held two public meetings to receive comments regarding the identified needs. Similarly, the City published notices inviting and encouraging comments regarding the proposed Action Plan and held one public hearing. All public notices are published in the local newspaper and translated into Spanish and Chinese for publication in non-English language newspapers, and posted on the Housing Authority website at www.alamedahsg.org. Alameda County also published a notice inviting comments regarding the Consortium's Consolidated Strategic and Action Plans.

The draft annual Action Plan was made available for public comment from April 4, 2014 to May 5, 2014. On May 6, 2014, the City Council heard public comment and held a public hearing on the draft Plan.

Other opportunities for citizen participation include the community meetings conducted by the City's Boards and Commissions. In addition to the SSHRB, meetings to address community need are held by the 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 a joint collaboration between the Alameda Unified School District, Alameda County Supervisor's Office, and the City, convenes meetings on the third Wednesday of every month with more than 30 youth and family service providers in Alameda. 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.

Public comments will be received through May 6, 2014.

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

Public comments will be received through May 6, 2014.

7. Summary

Public comments will be received through May 6, 2014.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	ALAMEDA County	HCD
CDBG Administrator	Alameda City	Housing Authority
HOME Administrator	Alameda City	Housing Authority

Table 1 – Responsible Agencies

Narrative (optional)

The City of Alameda is the lead agency for the preparation of this Plan. The City's Housing Development and Programs Division oversees the CDBG program and partners with various City departments, City boards and commissions, and numerous community institutions and organizations, including the Alameda Collaborative for Children, Youth and Their Families, the Alameda Unified School District, the College of Alameda, the Alameda Service Collaborative, and the Alameda Point Collaborative.

The HOME program is administered by the Alameda County HOME Consortium. The County of Alameda is the lead agency for the HOME Consortium. The HOME Consortium develops and submits to HUD a separate Strategic Plan for the countywide use of HOME funds on behalf of its members. The City of Alameda is one of eight CDBG entitlement jurisdictions that comprise the Consortium. The Consortium includes the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City and the Alameda County Urban County (unincorporated county and the cities of Albany, Dublin, Emeryville, Newark, and Piedmont).

Consolidated Plan Public Contact Information

Linda Gardner Alameda County, Housing Director
224 Winton Avenue, Room 108 Hayward, CA 94544
510.670.5404
Linda.gardner@acgov.org

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

1. Introduction

The Action Plan's needs and priorities are based on information developed and compiled from community, public and nonprofit partner agencies, and from the general public. The Action Plan is an important document for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Action Plan focuses attention on housing and community development needs and resources available to meet these needs.

The FY14 Action Plan was prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. The Alameda County 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 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.

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))

Ongoing interactions with Alameda County jurisdictions, Alameda service providers, community groups, and citizens provide 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.

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan. Planning efforts began in 2004, as a unique collaboration among community stakeholders, cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services, and mental health services — that share overlapping client populations and a recognition that stable housing is a critical cornerstone to the health and well-being of homeless and at-risk people, and our communities. Since its publication in 2006, the Plan has been adopted by the Alameda County Board of Supervisors and all 14 cities, and endorsed by numerous community organizations.

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

EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive, and permanent place to call home with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies:

1) Prevent homelessness and other housing crises; 2) Increase housing opportunities for homeless and extremely low-income households; 3) Deliver flexible services to support stability and independence; 4) Measure success and report outcomes; and 5) Develop long-term leadership and build political will.

In addition, City staff works closely with the AHA to serve the needs of its residents as is detailed in the AHA's Five-Year Plan for FY 2011-12 to 2014-15, and its Annual Plan for FY 2013-14. The AHA owns and manages 511 affordable housing units and administers up to 1,845 Section 8 Housing Choice Vouchers.

The Housing Authority holds regular town hall/budget and other meetings to enable residents to voice concerns, to ask questions on a variety of topics, and to give input on a regular basis on the management of their community. Annually, the Housing Authority conducts a Customer Satisfaction Survey that obtains feedback from its customers on a wide range of services. It also provides tenants with the opportunity to voice their concerns and ask questions to which staff responds. The Housing Authority publishes newsletters for residents that encourage participation at town hall meetings and other public events.

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.

HMIS

Alameda County Housing and Community Development Department, through HMIS and leadership of the EveryOne Home Performance Management Committee, is supportive of the EveryOne Home initiative to establish system-wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time of homelessness and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began early in 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and the Executive Director of EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with the American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. In order to learn from the best practices established by PHP, the group agreed to meet regularly coordinate around the use of future ESG funding via regular meetings and discussions with EveryOne Home. Subsequent to those calls, on March 1, 2012, EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG

program was established and began implementation in early 2013. This coordinated program will use this same structure for FY13 ESG funding.

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

NOT APPLICABLE

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.

1	Agency/Group/Organization	The City of Alameda Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Managed Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff works closely with AHA on enhancing programs and services and building relationships for affordable housing developments within the City. This will allow the City and AHA to maximize coordination on the Managed Housing Program and all the waiting lists available for affordable housing. The City will continue to partner with AHA in developing relationships and partnerships with affordable housing developers to create future housing in Alameda.
2	Agency/Group/Organization	ECHO
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing/Housing Counseling
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Administers fair housing outreach, counseling and education to property owners and tenants and anticipates serving 50 households. In addition, Echo will provide information, referral, and/or mediation for tenant households and property owners and anticipates serving 200 households.
3	Agency/Group/Organization	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	Housing Services-homeless Services-Health Services-Education Other government - County

	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 HOPWA Strategy Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. The Alameda County 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 HOME Consortium (City of Alameda, City of Livermore, and Alameda County [including the City of Dublin] were consulted to obtain current data on Managed Housing and Section 8 housing needs, public housing improvements, and other activities. The City implements the countywide Plan and coordinates programs, standards of care, and MIS to collectively address homelessness. It also participates in meetings and supports goals identified.
4	Agency/Group/Organization	CORNERSTONE COMMUNITY DEVELOPMENT CORPORATION/BUILDING FUTURES
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	The Action Plan discussion regarding the NEEDS statement included in the Action Plan, began in December 2013 with a public meeting in which the SSHRB finalized the recommendation for the Needs Statement. In January 2014, the City Council approved the Needs statement as recommended. The City invited all interested parties to a mandatory meeting before prior to the release of the NOFA/RFP for the CDBG funded activities. Local organizations such as BFWC, AFD, ECHO, EDEN, APC, FVLC, and Women's Initiative participated. The City of Alameda's Housing Division staff has established a quarterly reporting system to manage the outcomes of each program and/or project.
5	Agency/Group/Organization	FAMILY VIOLENCE LAW CENTER
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Legal Assistance and Referral Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Legal Assistance and Referral
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Action Plan discussion regarding the NEEDS statement included in the Action Plan, began in December 2013 with a public meeting in which the SSHRB finalized the recommendation for the Needs Statement. In January 2014, the City Council approved the Needs statement as recommended. The City invited all interested parties to a mandatory meeting before prior to the release of the NOFA/RFP for the CDBG funded activities. Local organizations such as BFWC, AFD, ECHO, EDEN, APC, FVLC, and Women's Initiative participated. The City of Alameda's Housing Division staff has established a quarterly reporting system to manage the outcomes of each program and/or project.
6	Agency/Group/Organization	ALAMEDA FOOD BANK
	Agency/Group/Organization Type	Safety net Emergency Food Distribution
	What section of the Plan was addressed by Consultation?	Safety net Emergency Food Distribution

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Action Plan discussion regarding the NEEDS statement included in the Action Plan, began in December 2013 with a public meeting in which the SSHRB finalized the recommendation for the Needs Statement. In January 2014, the City Council approved the Needs statement as recommended. The City invited all interested parties to a mandatory meeting before prior to the release of the NOFA/RFP for the CDBG funded activities. Local organizations such as BFWC, AFD, ECHO, EDEN, APC, FVLC, and Women's Initiative participated. The City of Alameda's Housing Division staff has established a quarterly reporting system to manage the outcomes of each program and/or project.
7	Agency/Group/Organization	WOMENS INITIATIVE FOR SELF IMPROVEMENT
	Agency/Group/Organization Type	Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Micro Enterprise
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Action Plan discussion regarding the NEEDS statement included in the Action Plan, began in December 2013 with a public meeting in which the SSHRB finalized the recommendation for the Needs Statement. In January 2014, the City Council approved the Needs statement as recommended. The City invited all interested parties to a mandatory meeting before prior to the release of the NOFA/RFP for the CDBG funded activities. Local organizations such as BFWC, AFD, ECHO, EDEN, APC, FVLC, and Women's Initiative participated. The City of Alameda's Housing Division staff has established a quarterly reporting system to manage the outcomes of each program and/or project.
8	Agency/Group/Organization	ALAMEDA POINT COLLABORATIVE
	Agency/Group/Organization Type	Services-homeless Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Action Plan discussion regarding the NEEDS statement included in the Action Plan, began in December 2013 with a public meeting in which the SSHRB finalized the recommendation for the Needs Statement. In January 2014, the City Council approved the Needs statement as recommended. The City invited all interested parties to a mandatory meeting before prior to the release of the NOFA/RFP for the CDBG funded activities. Local organizations such as BFWC, AFD, ECHO, EDEN, APC, FVLC, and Women's Initiative participated. The City of Alameda's Housing Division staff has established a quarterly reporting system to manage the outcomes of each program and/or project.
9	Agency/Group/Organization	LEGAL ASSISTANCE FOR SENIORS
	Agency/Group/Organization Type	Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Legal Assistance for seniors
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Action Plan discussion regarding the NEEDS statement included in the Action Plan, began in December 2013 with a public meeting in which the SSHRB finalized the recommendation for the Needs Statement. In January 2014, the City Council approved the Needs statement as recommended. The City invited all interested parties to a mandatory meeting before prior to the release of the NOFA/RFP for the CDBG funded activities. Local organizations such as BFWC, AFD, ECHO, EDEN, APC, FVLC, and Women's Initiative participated. The City of Alameda's Housing Division staff has established a quarterly reporting system to manage the outcomes of each program and/or project.

Table 2 – Agencies, groups, organizations who participated

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	Implementation of the EveryOne Home Plan is spearheaded by a community-based organization of the same name. It is guided by a Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofit service providers housing developers, businesses, law enforcement, housing authorities, and faith-based organizations. EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive, and permanent place to call home with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies: 1) Prevent homelessness and other housing crises; 2) Increase housing opportunities for homeless and extremely low-income households; 3) Deliver flexible services to support stability and independence; 4) Measure success and report outcomes and 5)Develop long-term leadership and build political will.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Consolidated Plan's needs and priorities are based on information developed and compiled from community, public and nonprofit partner agencies, and from the general public. Ongoing interactions with Alameda County jurisdictions, Alameda service providers, community groups, and citizens provide a broad picture of housing and social service needs within Alameda. For example, data gathered from community groups and citizens, such as the Alameda Service Collaborative and the Alameda Collaborative for Children, Youth and Their Families, provide a broad picture of 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.

AP-12 Participation – 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

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	News- paper Ad	Non-English Speaking - Specify other language: Spanish & English Persons with disabilities	The public notice was published on December 6, 2013. There were no written comments submitted. Attendance included many the community organizations interested in the upcoming RFP.	Comments were received from the community organizations expressing the need for funds for safety net services in Alameda at the January 7, 2014 Council meeting.	All comments were accepted.	http://alamedaca.gov/agendas
2	Public Hearing	Non-English Speaking - Specify other language: Spanish & Chinese	There were no written comments submitted. Attendance included many the community organizations interested in the upcoming RFP.	Comments were received from the community organizations expressing the need for funds for safety net services in Alameda at the January 7, 2014 Council meeting.	All comments were accepted.	http://alamedaca.gov/agendas

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	News-paper Ad	Non-English Speaking - Specify other language: Spanish & Chinese Persons with disabilities	The public notice was published on April 4, 2014. There were no written comments submitted. Attendance included many the community organizations interested in the upcoming RFP.	Public Hearing is scheduled for May 6, 2014.	All comments will be accepted.	http://alamedaca.gov/agendas
4	Public Hearing	Non-English Speaking - Specify other language: Spanish & Chinese Persons with disabilities	The public notice was published on April 4, 2014. There were no written comments submitted. Attendance included many the community organizations interested in the upcoming RFP.	Public Hearing is scheduled for May 6, 2014.	All comments will be accepted.	http://alamedaca.gov/agendas

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

This Action Plan covers the period from July 1, 2014 through June 30, 2013, and addresses resources to be received by the City of Alameda from HUD. In this Action Plan period, it is anticipated that the City will receive approximately \$1,073,723 in CDBG Entitlement funds. This is a 1.7% reduction from the 2013 allocation. Other CDBG funds noted in the Plan include an estimated \$200,000 in program income from loan repayments and approximately \$835,353 in carry forward entitlement funds and \$175,000 in carry-forward program income. An estimated \$247,275 in HOME funds is also anticipated. Additional federal, state, local and grant resources leveraged and available during the Action Plan period are detailed in the Summary of Housing and Community Development Activities, included in Section AP-15 Expected Resources.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	\$1,073,723	\$200,000	\$1,010,353	\$2,284,076		CDBG funds will be Allocated to Capital Improvement Projects, Public Services, Economic development, Micro-Enterprise, Residential Rehab, Substantial Rehab, Program Delivery and general administration.

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

The continuing, long-term reduction of Federal, State, and local financial resources is the single greatest impediment to meeting the needs of low- and very low-income Alameda residents. On February 1, 2012, redevelopment agencies throughout California ceased to exist. Dissolution of redevelopment resulted in a severe impact on the ability to leverage funds for affordable housing. This makes CDBG and HOME essential funding sources for all housing and community development activity in Alameda. Other leveraged funds include the federally funded, County administered Lead Grant Program, State and Federal Low-Income Housing Tax Credit Program, and the Federal Section 8 program administered by the Housing Authority. The City also supports various economic development initiatives, including coordinating Business Improvement Areas and providing technical assistance to businesses wanting to relocate or expand in Alameda.

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

Approximately one-third of the City's land mass is comprised of former military property. Alameda Point, previously Naval Air Station Alameda, will be conveyed to the City in 2013, and will be redeveloped for civilian reuse of the 1,450 residential units planned, 25% will be affordable to very-low to moderate-income families. An additional 80 acres of former military property, Alameda Landing, is currently being redeveloped. Part of this mixed-use development will include a 25-unit, multi-family project for very-low and low-income families. Lastly, the City approved a Legally Binding Agreement for a homeless accommodation of 90 units of service-enriched housing at the North Housing site in 2013 with the Alameda Point Collaborative and Building Futures. HUD has signed off on the amended Reuse Plan and the City is waiting for the FOST (finding of suitability for transfer) to be completed by the Navy. Development of this publically owned land could result in over 400 units of affordable housing in the next 10-15 years.

Annual Goals and Objectives

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

Goals Summary Information

No Goals Found

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2010	2014	Affordable Housing	City-wide	Affordable Housing Fair Housing	\$273,000	Rental units constructed: 26 Household Housing Unit Rental units rehabilitated: 6 Household Housing Unit Homeowner Housing Rehabilitated: 13 Household Housing Unit Other: 50
2	Homeless	2010	2014	Homeless	City-wide	Homelessness	\$8,715	Homeless Person Overnight Shelter: 200 Persons Assisted Homelessness Prevention: 45 Persons Assisted
3	Non-Housing Public Services	2010	2014	Non-Housing Community Development	City-wide	Non-Housing Community Development	\$191,058	Public service activities other than Low/Moderate Income Housing Benefit: 7620 Persons Assisted
4	Non-Housing Economic Development	2010	2014	Non-Housing Community Development	City-wide	Non-Housing Community Development	\$100,000	Jobs created/retained: 40 Jobs
5	Non-Housing Public Facilities and Infrastructure	2010	2014	Non-Housing Community Development	City-wide	Non-Housing Community Development	\$90,000	Other: 2 Other

Table 6 – Goals Summary<TYPE=[text] REPORT_GUID=[9B4786E64DDAC839A8E119B13CB7DB46]>

Goal Descriptions

1	Goal Name	Housing
	Goal Description	<ul style="list-style-type: none"> • Increase the availability of affordable rental housing for extremely low-income (30% AMI), very low-income (50% AMI), and low-income (80% AMI) households. • Preserve existing affordable rental housing and ownership for households at or below 80 percent area median income (AMI). • Assist low- and moderate-income first-time homebuyers. • Reduce housing discrimination. • Sustain and improve access to affordable housing in Alameda through programs such as fair housing.
2	Goal Name	Homeless
	Goal Description	<ul style="list-style-type: none"> • Prevent homelessness and other housing crises. • Increase housing opportunities for homeless and extremely low-income households. • Deliver flexible services to support stability and independence. • Measure success and report outcomes. • Develop long-term leadership and build political will.
3	Goal Name	Non-Housing Public Services
	Goal Description	<p><i>Public Services</i></p> <ul style="list-style-type: none"> • Preserve and strengthen Alameda’s safety net for families and individuals who are in crisis or vulnerable. • Empower Alamedans to improve their economic and social self-sufficiency and stability. • Ensure that people with disabilities, seniors, single parents, and culturally and linguistically isolated populations have awareness of and access to services. • Provide education, recreation, childcare, and other support services for low-and moderate-income families and individuals

4	Goal Name	Non-Housing Economic Development
	Goal Description	<i>Economic Development</i> <ul style="list-style-type: none"> • Provide economic development and entrepreneurship opportunities to low-income residents. • Increase the capacity of local economic development agencies and other community-based initiatives. • Increase the availability of capital to business to benefit low-income persons and areas.
5	Goal Name	Non-Housing Public Facilities and Infrastructure
	Goal Description	<i>Public Facilities and Infrastructure</i> <ul style="list-style-type: none"> • Improve public facilities that serve low-income clients and neighborhoods, and the disabled. • Improve the accessibility of public facilities/Infrastructure for disabled persons. • Improve health and safety and reduce blight by removing hazardous structures.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

See County HOME Consortium Data.

AP-35 Projects – 91.220(d)

Introduction

This Action Plan covers the period from July 1, 2014 through June 30, 2015, and addresses resources to be received by the City of Alameda from HUD. In this Action Plan period, it is anticipated that the City will receive approximately \$1,073,723 in CDBG Entitlement funds. This is a 1.7% reduction from the 2013 allocation. Other CDBG funds noted in the Plan include an estimated \$200,000 in program income from loan repayments and approximately \$835,353 in carry forward entitlement funds and \$175,000 in carry-forward program income. An estimated \$247,275 in HOME funds is also anticipated. Additional federal, state, local, and grant resources leveraged and available during the Action Plan period are detailed in the Summary of Housing and Community Development Activities included in Section AP-15 Expected Resources.

#	Project Name
1	Alameda Food Bank Emergency Food Distribution
2	Building Futures for Women and Children (BFWC) Midway Shelter
3	Building Future with Women and Children (BFWC) Homeless Prevention Program
4	ECHO Housing Fair Housing Services
5	EDEN I&R 211 Program
6	Family Violence Law Center (FVLC) Family Violence Prevention Project
8	Alameda Point Collaborative (APC) CBDO
10	Substantial Rehabilitation
11	Safety and Accessibility Program
12	Residential Rehab Program Delivery
13	CDBG Administration
14	Everyone Home CoC

Table 7 – Project Information

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

As required by HUD, the HOME Consortium developed broad policy objectives for the use of CDBG, HOME, and other federal funds and outlined priority needs in the Consortium's Five-Year Strategic Plan, covering FY 2010-11 through FY 2014-15. The Priority Needs identified in the Five-Year Strategic Plan include: preserving and increasing affordable housing and supportive services, reducing housing discrimination, addressing and preventing homelessness, and addressing non-housing community development.

In preparing its 2014-2015 Action Plan, the City consulted with community-based service providers, residents, and City departments and Boards and Commissions to obtain feedback regarding priority needs and objectives and developed projects and activities to further these objectives. As a result of the public meetings regarding housing and community development needs, the SSHRB acknowledged the

current economic crisis and recommended the following area of need: “preserving and strengthening Alameda’s Safety Net.” Funding should therefore be directed to services for families and individuals (including seniors) who are vulnerable and in crisis, through programs that provide food, shelter, case management services, personal safety services, and other homeless prevention services such as short-term rental and utility assistance. In addition, geographic priority is to be given to the neighborhoods with the greatest need and fewest resources. The SSHRB, recognizing the effect of the declining economy upon low-income Alameda residents, also identified an increased need for collaboration among service providers and other government agencies serving the community. During the Annual Needs Hearing on January 7, 2014, City Council discussed the recommendations made by the SSHRB and received public comments on identified housing and community needs. Activities and outcomes proposed to address the identified needs for FY 2014-15 CDBG/HOME funds are summarized in the Project Summary.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	Alameda Food Bank Emergency Food Distribution
	Target Area	City-wide
	Goals Supported	Non-Housing Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	: \$5,000
	Description	Safety net services which provides emergency food distribution.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	2,200
	Location Description	1900 Thau Way, Alameda, CA 94501
	Planned Activities	Emergency Food Distribution
2	Project Name	Building Futures for Women and Children (BFWC) Midway Shelter
	Target Area	City-wide
	Goals Supported	Homeless
	Needs Addressed	Homelessness
	Funding	: \$67,000
	Description	Safety net homeless services for DV women and children.
	Target Date	6/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	200
	Location Description	Midway Shelter (Undisclosed DV location)

	Planned Activities	Homeless services for women and children.
3	Project Name	Building Future with Women and Children (BFWC) Homeless Prevention Program
	Target Area	City-wide
	Goals Supported	Homeless
	Needs Addressed	Homelessness
	Funding	: \$38,151
	Description	Safety net emergency homeless prevention assistance.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	45
	Location Description	City-wide
	Planned Activities	Rent and utility assistance for homeless prevention
4	Project Name	ECHO Housing Counseling
	Target Area	City-wide
	Goals Supported	Housing
	Needs Addressed	Fair Housing
	Funding	: \$31,050
	Description	Fair Housing education, housing discrimination counseling and testing.
	Target Date	6/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	50 Fair Housing 200 Counseling
	Location Description	City-wide
	Planned Activities	Fair Housing education, housing discrimination counseling and testing. Tenant/Landlord counseling services.
5	Project Name	EDEN I&R 211 Program
	Target Area	City-wide
	Goals Supported	Non-Housing Public Services
	Needs Addressed	Non-Housing Community Development

	Funding	: \$15,382
	Description	The 211 tool will link callers to Eden Information and Referral database of human services and affordable housing.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	2000
	Location Description	City-wide
	Planned Activities	The 211 tool will link callers to Eden Information and Referral database of human services and affordable housing.
6	Project Name	Family Violence Law Center (FVLC) Family Violence Prevention Project
	Target Area	City-wide
	Goals Supported	Non-Housing Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	: \$15,893
	Description	Crisis counseling, safety planning and other referral services to family violence victims.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	25
	Location Description	City-wide
	Planned Activities	Crisis counseling, safety planning and other referral services to family violence victims.
7	Project Name	Alameda Point Collaborative (APC) CBDO
	Target Area	City-wide
	Goals Supported	Non-Housing Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	: \$100,000
	Description	Financial assistance to approved Community Development Organization providing economic development activities.
	Target Date	6/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	40
	Location Description	City-wide
	Planned Activities	Economic development activities which include job training and employment placement.
8	Project Name	Substantial Rehabilitation
	Target Area	City-wide
	Goals Supported	Housing
	Needs Addressed	Affordable Housing
	Funding	: \$164,280
	Description	Financial and technical assistance to restore and/or create affordable rental units in existing vacant and underutilized structures.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	1 Project
	Location Description	TBD
	Planned Activities	Financial and technical assistance to restore and/or create affordable rental units in existing vacant and underutilized structures.
9	Project Name	Safety and Accessibility Program
	Target Area	City-wide
	Goals Supported	Housing
	Needs Addressed	Affordable Housing
	Funding	: \$20,000
	Description	Fire Department Safety AN Accessibility Program will assist low-income seniors in maintaining residential safety and accessibility
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	75 Safety 10 Accessibility

	Location Description	Fire Department Safety and Accessibility Program will assist low-income seniors in maintaining residential safety and accessibility
	Planned Activities	Fire Department Safety and Accessibility Program will assist low-income seniors in maintaining residential safety and accessibility
10	Project Name	Residential Rehab Program Delivery
	Target Area	City-wide
	Goals Supported	Housing
	Needs Addressed	Affordable Housing
	Funding	: \$253,640
	Description	Program Delivery
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Residential rehabilitation programs project delivery costs
11	Project Name	CDBG Administration
	Target Area	City-wide
	Goals Supported	Housing Homeless Non-Housing Public Services Non-Housing Economic Development Non-Housing Public Facilities and Infrastructure
	Needs Addressed	Affordable Housing Fair Housing Homelessness Non-Housing Community Development
	Funding	: \$246,030
	Description	General Administration and oversight of CDBG Program
	Target Date	6/30/2015

12	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	General Administration
	Project Name	Everyone Home CoC
	Target Area	City-wide
	Goals Supported	Homeless
	Needs Addressed	Homelessness
	Funding	: \$8,715
	Description	Implementation of Homeless Management Information System (HMIS) and development of funding resources for Alameda and other County homeless programs.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Implementation of Homeless Management Information System (HMIS) and development of funding resources for Alameda and other County homeless programs.

AP-50 Geographic Distribution – 91.220(f)

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

Due to the City's compact geography and its housing conditions, programs are implemented on a City-wide basis, except for the targeted funding for Alameda Point Collaborative (APC), which manages 200 units of supportive housing for formerly homeless individuals and families (approximately 500 residents, almost 50% are children). Based on its eligibility, APC applied to become a Community Based Development Organization (CBDO), which provides an opportunity to leverage resources.

APC is located at Alameda Point, the former Naval Air Station, an isolated section of the City contained in Census Tract 4275, a low/moderate census tract. The APC units represent approximately 75% of the residential units located in CT 4275.

Per its by-laws, APC "...has been formed for charitable purposes, to provide employment, casework, housing, healthcare, and other social services, including emergency, transitional, and long-term services, to the economically deprived residents of Alameda County, especially those who are homeless..."

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Alameda is an island city of approximately 74,400 residents. Approximately 12.4 square miles in size, the City is located in the geographic center of the San Francisco Bay Area, 12 miles east of San Francisco and separated from the City of Oakland by an estuary. A map showing the City's boundaries and identifying all low- and moderate-income areas is available for reference.

All activities discussed in this Plan are intended for, and open to, income-eligible households and persons within the City of Alameda. Because of the City's compact geography and its housing conditions, programs are implemented on a community-wide basis unless otherwise indicated, with participants' eligibility determined based on the household's income. Some programs, however, are administered based on the low- and moderate-income status of the neighborhood. Any census tract where more than 48.4% of households have incomes at or below 80 percent of area median income qualifies as a low- or moderate-income area.

Because of the City's compact geography and generally uniform housing conditions, programs are implemented on a citywide basis unless otherwise indicated. Through programs like the Boys and Girls Club, Alameda Food Bank, Building Futures for 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 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 the senior and disabled community 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.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Based on the Comprehensive Housing Affordability Strategy (CHAS) Data Book for the 2010 Strategic Plan (data current as of 2000), over nearly half of all households in Alameda experience some form of housing challenge, the most common problem being cost burden (paying more than 30% of income for housing costs). Other housing problems include substandard housing, overcrowding, or some other problem such as lack of accessibility. Alameda has 15,635 renter households, 51.9% of which have some form of housing problem, and 14,488 owner households, 48.1% of which have some form of housing problem.

The percentage of households with housing problems is much greater at lower income levels than for the population as a whole. Approximately three-fourths of all extremely low- and low-income households face housing problems. Almost all extremely low-income households with housing problems face a severe cost burden (paying more than 50% of income for housing costs). Large families of five or more, both renters and owners, comprise especially high percentages of households with housing problems. More elderly renters face housing problems than the general population, while elderly homeowners demonstrate slightly lower percentages with housing problems at the various income levels.

The need for affordable rental and for-sale housing far outstrips available supply. The City continually works to preserve existing affordable housing and to increase the supply of affordable housing. Key to these efforts is the City's Residential Rehabilitation programs, which include the Substantial Rehabilitation, Rental Rehabilitation, Housing Rehabilitation, and the Safety and Accessibility Program programs. Through these programs, both rental and homeownership units are assisted. Services range from emergency grants, which help with basic standards of living, to the creation of new units through the Substantial Rehabilitation program.

One Year Goals for the Number of Households to be Supported	
Homeless	200
Non-Homeless	0
Special-Needs	0
Total	200

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	45
The Production of New Units	26
Rehab of Existing Units	16
Acquisition of Existing Units	0

One Year Goals for the Number of Households Supported Through	
Total	87

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The one year goal for the number of households to be supported includes serving the homeless population in partnership with BFWC Midway Shelter and the Homeless Prevention Program, which plans to serve 245 households. 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 CDBG-funded program will pay for a portion of the engineering costs required by the ordinance.

The City is particularly interested in affirming its commitment to fair housing. Acknowledging that education is the key to fair housing, the City, in partnership with its fair housing provider, ECHO Housing, is committed to identifying new strategies to educate the community. Past efforts have included the development and distribution of fair housing material targeted towards non-English speaking property owners, and training for various City staff on Section 504 of the Rehabilitation Act of 1973. During FY 2014, the City will continue to support the work of ECHO Housing.

AP-60 Public Housing – 91.220(h)

Introduction

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

Discussion

Not Applicable

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

Introduction

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan. Planning efforts began in 2004 as a unique collaboration among community stakeholders, cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services, and mental health services — that share overlapping client populations and a recognition that stable housing is a critical cornerstone to the health and well-being of homeless and at-risk people, and our communities. Since its publication in 2006 the Plan has been adopted by the Alameda County Board of Supervisors and all 14 cities, and endorsed by numerous community organizations.

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

EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies:

Prevent homelessness and other housing crises.

1. Increase housing opportunities for homeless and extremely low-income households.
2. Deliver flexible services to support stability and independence.
3. Measure success and report outcomes.
4. Develop long-term leadership and build political will. For more detailed information please refer to Alameda County EveryOne Home at www.everyonehome.org.

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

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

- Continuing to coordinate the implementation of countywide approaches to rapid rehousing and homelessness prevention, including use of Emergency Solutions Grant funds along with resources from TANF, Foster Care and Probation. Work on additional opportunities to expand Rapid Rehousing resources throughout the County. The intention is to build on the best practices of the Priority Home Partnership, Alameda County's Homeless Prevention and Rapid Rehousing program funded by ARRA, and making adjustments from the lessons learned and the reductions in resources post stimulus.
- Homeless Point-In-Time Count Report to community and jurisdictions.
- Continuing to work to expand housing opportunities. The jurisdictional committee will work to ensure that each community is contributing to the creation of permanent housing affordable and accessible to the EveryOne Home target populations. Collaboration will continue with local housing authorities to increase vouchers available to the population as well. Publishing the second annual EveryOne Home Unit Progress Report in the spring of 2013.
- In support of the performance outcomes initiative EveryOne Home will collaborate with the HMIS team to produce the annual Outcomes Progress Report in the spring of 2013 reporting on performance for 2012 calendar year. Continue to provide technical assistance for provider agencies including the EveryOne Home Housed Academy in March 2013. The two-day EveryOne Housed Academy will help agencies developing changes in their operating policies and procedures that will enable them to permanently house people more quickly and perform better on the HEARTH Act outcomes as well as our local county-wide outcomes.
- Continue to work on the two system-wide evaluation and planning processes started in 2012 for moving toward a more centralized coordinated intake for homeless/housing services and for maximizing the benefits of our transitional housing programs.
- Continuing to keep the community informed through newsletters, meetings and website, of the collective efforts to prevent and end homelessness and the progress made on achieving the goals.

211 is a central access point in Alameda County for homeless persons seeking shelter and other service needs. In addition, the Hope Project provides outreach to street homeless in south and east Alameda County. Health Care for the Homeless provides health care to homeless in shelter and on the street. All of these programs provide an initial assessment to determine individual needs and works to meet those needs, either directly or through referrals.

Addressing the emergency shelter and transitional housing needs of homeless persons

FESCO provides both emergency shelter and transitional housing in mid-county. Abode Services provide emergency shelter, transitional housing and permanent housing in south and east counties. The SHP funded Southern Alameda County Housing/Jobs Linkages program provides rapid rehousing to sheltered homeless in mid, south and east counties. The North County Winter Shelter, jointly funded by the Cities of Berkeley and Oakland provides 100 beds per night to homeless in north Alameda County from

November through April. The South County Winter Relief Program uses rapid rehousing strategies to house 15 families in south and east county.

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

- Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee is supportive of the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people. An annual Outcomes Report is issued every spring tracking the progress of projects towards locally and nationally established goals.
- HCD and EveryOne Home collaborate with the local veteran's administration to streamline the referral and assessment process for chronically homeless veterans to access VASH vouchers. Funds from the SSVF program will assist with move-in costs for these vets in the coming year. Veteran families will also be rehoused with SSVF funds that will cover not only move-in costs but short term subsidies and supportive services. The SSVF program in Alameda County is a collaboration of four agencies. Abode Housing is the lead and partners with Operation Dignity, which does veteran specific services and street outreach, Building Futures, which services women and children and addresses issue of family, and Lifelong Medical which does much of the housing stabilization case management.
- HCD, in partnership with EveryOne Home and Alameda County Social Services Agency implemented a rapid rehousing program for homeless families using Title IV Foster Care Waiver Funds. Families will be diverted from or rapidly rehoused from emergency shelters throughout the county using these dollars for transition in place rent subsidies.

In the 2011 McKinney NOFA Alameda County was awarded 46 housing vouchers for chronically homeless individuals with frequent law enforcement encounters. These vouchers are distributed through five cities in Alameda County. Implementation will occur over the next 12 months.

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

- Alameda County developed a pilot program that uses rapid rehousing strategies to assist homeless individuals leaving State correctional facilities to avoid homelessness. The THP+ program provides transitional housing for youth aging out of foster care. In addition, the Social

Services Agency in the County, in collaboration with local providers, is development an 'Emancipation Village' with housing and services for emancipating foster youth. While the Village is located in Oakland, it will serve youth coming from the entire County.

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

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The City of Alameda's Housing Element identifies housing needs and lays out policies and strategies to meet those needs for the whole community. The Housing Element describes the City of Alameda's efforts to remove governmental constraints and identifies strategies to minimize negative impacts of governmental policies, regulations, and procedures on the development of affordable housing. The Housing Element is available online at http://www.ci.alameda.ca.us/services/housing_element.html.

During 2014, the City will update its Housing Element to meet the requirements of the 2015-2023 Housing Element Cycle.

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.

The following is a summary of policies currently in place to ameliorate some of the barriers to affordable housing:

- *Amnesty Program*
- *Building Fees*
- *Fair Housing Services and Housing Counseling*
- *Homebuyer Assistance*
- *Inclusionary Housing*
- *Non-Residential Development Impact*
- *Flexible Parking Requirements*
- *Density Ordinance*
- *Redevelopment low - and moderate- Income Housing Fund*

Discussion

Amnesty Program: The Amnesty Program encourages property owners to correct health and safety code violations and legalize illegally developed units. For the most part, lower-income households occupy these units.

Building Fees: The City waives City-controlled fees for new affordable units developed through the Substantial Rehabilitation Program.

Fair Housing Services and Housing Counseling: Housing discrimination can be a barrier to affordable housing. The City as a part of the County HOME Consortium, participates in the Analysis of Impediments to Fair Housing, available on the County HCD website at <http://www.acgov.org/cda/hcd/reports-docs.htm>, which identifies those barriers to affordable housing related to discrimination in housing

throughout the County. The City contracts with ECHO Housing to provide fair housing and housing counseling services to Alameda tenants and property owners. Concerns regarding discrimination, maintenance problems, tenant/landlord disputes, rent and security deposit issues and other issues associated with local housing conditions create an on-going need for fair housing counseling services. *Homebuyer Assistance:* The City provides down-payment assistance loans to first-time homebuyers for the purchase of a home in Alameda, thereby increasing housing affordability. The City also sponsors free first-time homebuyer workshops to help low-and moderate-income households navigate the homebuyer process.

Inclusionary Housing: The City has an Inclusionary Zoning Ordinance which requires that at least 15 percent of all new residential development be affordable to very low-, low, and moderate-income households. The Alameda Point Improvement Project Area is subject to a 25% inclusionary housing requirement. In-lieu fees are collected for projects with less than ten units, and are used to develop affordable units.

Non-Residential Development Impact: Developers of new or expanded non-residential projects provide affordable housing units or pay impact fees to help finance new affordable housing.

Parking Requirements: The City has enacted an in-lieu parking fee, which allows a reduction of on-site parking when fees are paid into a transportation systems management fund.

Density Ordinance: The City adopted a Density Bonus Ordinance in November 2009. The ordinance allows a developer to request a waiver, incentive, or concession based on the City's development codes in exchange for building affordable housing in excess of that required pursuant to the Inclusionary Zoning Ordinance. The City's Density Bonus Ordinance can be found on its website.

Redevelopment low- and moderate-income Housing Fund: With the dissolution of redevelopment agencies effective February 1, 2012, the City designated the Housing Authority of the City of Alameda as the Successor Housing Agency to carry out housing functions of the former redevelopment agency. Redevelopment housing funds will no longer be available for future affordable housing developments.

AP-85 Other Actions – 91.220(k)

Introduction

In the City of Alameda and in Alameda County, there are a variety of obstacles to meeting underserved housing needs. Obstacles to affordable and adequate housing include the Bay Area's continually rising housing costs, an aging housing stock, and a limited supply of land resources and funds.

Actions planned to address obstacles to meeting underserved needs

Non-housing community development needs also face obstacles of increasing need in an era of declining resources. Additional challenges exist because of the City's growing limited-English-speaking population. Based on the 2000 Census, nearly 35 percent of Alameda's population speaks one of 37 languages other than English at home, and 16.6 percent spoke English less than "very well." The City has analyzed the language needs of the community and is working to improve language access for the Spanish and Chinese-speaking populations. Language needs are continually being addressed in partnership with nonprofit organizations providing social services.

Actions planned to foster and maintain affordable housing

The need for affordable rental and for-sale housing far outstrips available supply. The City continually works to preserve existing affordable housing and to increase the supply of affordable housing. Key to these efforts is the City's Residential Rehabilitation programs which include the Substantial Rehabilitation, Rental Rehabilitation, Housing Rehabilitation, and the Safety and Accessibility programs. Through the programs, both rental and homeownership units are assisted. Services range from emergency grants, which help with basic standards of living, to the creation of new units through the Substantial Rehabilitation program.

In addition to developing affordable housing, the City requires that at least 15% of all new housing constructed shall be affordable to very low-, low-, and moderate-income households. The City of Alameda will continue to fund a number of housing assistance programs with CDBG funds, including fair housing and tenant/landlord counseling services, and both homeowner and rental rehabilitation as part of its efforts to preserve existing affordable housing.

The City is particularly interested in affirming its commitment to fair housing. Acknowledging that education is the key to fair housing, the City, in partnership with its fair housing provider, ECHO Housing, is committed to identifying new strategies to educate the community. Past education strategies have included the development and distribution of fair housing material targeted non-English speaking property owners, and training for various City staff on Section 504 of the Rehabilitation Act of 1973. During FY 2013, the City will continue to support the work of ECHO Housing.

Because of the City's compact geography and generally uniform housing conditions, programs are implemented on a citywide basis unless otherwise indicated.

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.

City staff has received certification and training in lead based paint inspection, project design, and project monitoring and works with the LPPP staff, property owner's and contractors to identify, control and/or abate lead paint hazards in low- and moderate-income renter- and owner-occupied properties. 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, AHA 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. The AHA has tested all of its owned housing units for lead-based paint and has completed abatement.

Actions planned to reduce the number of poverty-level families

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. In keeping with the recommendations of the City's SSHRB, public services funding focuses on safety net services. Safety net services include such things as emergency food and shelter and domestic violence services. These services reach residents who are "in-crisis" or "vulnerable" and keep them from falling into further crisis.

In 2014-2015, the City will continue to implement a number of activities to fight poverty and improve the economic circumstances of residents, especially those living in west Alameda. While safety net services keep families and individuals from further decline, the City's focus on empowering and self-sustaining activities provides an opportunity to connect residents with employment and training resources, adult and youth leadership opportunities, and economic incentives to enhance economic independence and self-sufficiency. The City's anti-poverty strategy includes access to employment and training resources through its support of Women's Initiative the CBDO and satellite career center at the Alameda Point Collaborative. In addition, AHA also administers a Family Self-Sufficiency Program designed to assist families and individuals in becoming financially stable by providing individualized case management services and financial incentives.

Actions planned to develop institutional structure

Alameda was incorporated in 1884 and obtained its City Charter from the State of California in 1937. The City has a five-member City Council presided over by an elected mayor. The City Manager and executive staff oversee the City's administration.

On February 1, 2012, redevelopment agencies throughout California were dissolved. This action had a severe impact on the availability of funds for affordable housing and revitalization programs. The City is the Successor Agency to the former Community Improvement Commission (CIC) and is charged with

unwinding the CIC's activities. The Housing Authority of the City of Alameda is the Successor Housing Agency. The Housing Authority, via a staffing services agreement with the City, administers the City's affordable housing programs, including managing the Inclusionary Housing Program, Down Payment Assistance Program, and developing new affordable housing. In addition, the Housing Development and Programs Division administers all CDBG-funded housing rehabilitation, nonprofit and public facilities, economic development, non-housing programs, and the Rent Review Advisory Committee.

In furtherance of neighborhood development and community service goals, the Community Development Department, Economic Development Commission, Social Service Human Relations Board, and Alameda Collaborative for Children, Youth and Their Families. Strong partnerships exist with the College of Alameda One-Stop Career Center, the Chamber of Commerce, neighborhood business associations, and other public and private entities.

Public infrastructure improvements are implemented directly by the Public Works Department, including streetscape and Americans with Disabilities Act (ADA) improvements. The Recreation and Parks Department takes an active role in revitalizing neighborhood parks and recreational facilities. In addition, the Recreation and Park Department operates a range of sports, arts, and other enrichment programs for children, teenagers, and adults. Mastick Senior Center is operated by the Recreation and Park Department. The Community Development Department assists with plan implementation by conducting plan reviews and permitting, as well as code compliance activities.

The City is an active member of EveryOne Home (Continuum of Care Council), which coordinates research, planning, grant applications, and the use of resources to address homelessness within Alameda County. In addition to underwriting a share of the administrative costs of the agency, the City utilizes CDBG funds to support homeless prevention and emergency food and shelter services in the City.

The City of Alameda supports the provision of service-enriched housing through its participation in the EveryOne Home, which advocates for and administers funding for special needs housing at the Alameda Point Collaborative. The City's support of the Collaborative through technical assistance grants increases the capacity of the Collaborative to serve a number of special needs populations, including victims of domestic violence, veterans, and persons with HIV/AIDS.

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.

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

In preparing its 2014-2015 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.

Program Specific Requirements

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

Introduction

This Action Plan covers the period from July 1, 2014 through June 30, 2015, and addresses resources to be received by the City of Alameda from HUD. In this Action Plan period, it is anticipated that the City will receive approximately \$1,073,723 in CDBG Entitlement funds. This is a 1.7% reduction from the 2013 allocation. Should funding cuts be restored as part of the federal budget process, then funds will be re-programmed as needed and will not require a substantial amendment. Additionally, should grant funding be further reduced by Congress, additional cuts may be necessary. Other CDBG funds noted in the Plan include an estimated \$200,000 in program income from loan repayments and approximately \$835,353 in carry-forward entitlement funds and \$175,000 carry-forward program income.