

Five-Year Strategic Plan (DRAFT)

July 1, 2015 – June 30, 2020

&

Action Plan

July 1, 2015 – June 30, 2016

City of Alameda



Alameda County HOME Consortium

May 15, 2015

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Executive Summary

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

1. Introduction

This Five-Year Strategic Plan sets forth objectives and actions in priority housing and non-housing community development areas for the City's low- and moderate-income residents and neighborhoods. This Plan is required by the U.S. Department of Housing and Urban Development (HUD) as a condition of federal funding, including but not limited to Community Development Block Grant (CDBG) funds and HOME funds. This Plan sets forth the anticipated uses of these federal resources for the period covering July 1, 2015, through June 30, 2020 (FY 2015/16 through FY 2019/20).

This Plan is submitted through the Alameda County HOME Consortium as the lead agency for receiving HOME funds for the City of Alameda and other participating jurisdictions. In the City of Alameda, all CDBG-funded activities are used according to the national objectives for the program:

- to benefit low- and moderate-income persons,
- to prevent or eliminate slums or blight, or
- to meet a community development need having a particular urgency due to existing conditions posing a serious and immediate threat to the health or welfare of the community.

In preparing its 2015–2020 Strategic Plan, the City consulted with community-based service providers, residents, and City departments and boards. These entities helped to establish priority needs and objectives and developed strategies in the form of projects and activities to further those objectives.

The City held two public meetings and one stakeholder meeting to gather comments regarding housing and community development needs. Data regarding needs was also gathered from a variety of sources, including the U.S. Census, published reports, City Housing Element, City Community Priority Needs Survey and Counties Analysis of Impediments to Fair Housing. 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 recommended that services that address the following areas be emphasized for the Public Services category:

- **Preserving Alameda's "Safety Net"** 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. Demographic priority be given to the residents with the greatest need and fewest resources.

Recognizing the effect of the declining economy upon low-income Alameda residents, the SSHRB also identified an increased need for collaboration among service providers and other government agencies serving the community. During the Annual Needs Hearing in January, the City Council discussed the recommendations made by the SSHRB and received public comment on identified housing and community needs.

2. Summary of the objectives and outcomes identified in the Plan

The following is a summary of the objectives for the five-year planning period. The City looks forward to implementing projects and programs during the Strategic Plan period to improve conditions in Alameda's neighborhoods and to enhance the quality of life for City residents.

Affordable Housing

- Increase the availability of affordable rental housing for extremely low (30% AMI), very-low (50% AMI), and low (80% AMI), income households.
- Preserve existing affordable rental and ownership for households at or below 80 percent of the area median income (AMI)
- Reduce housing discrimination
- Assist low and moderate income first time homebuyers

Homelessness

- Prevent homelessness and other housing crises.
- Increase housing opportunities for homeless and extremely low-income households.
- Deliver support services to promote stability and independence.
- Measure success and report outcomes.

Other Special Needs

- Increase the availability of service-enriched housing for persons with special needs.

Non- Housing Community Development

Public Services

- **Preserving Alameda's "Safety Net"** 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. Demographic priority be given to the residents with the greatest need and fewest resources. *Economic Development*
- 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 businesses to benefit low income persons *Public Facilities and Infrastructure*
- Improve public facilities that serve low-income clients and neighborhoods and the disabled
- Improve the accessibility Improve health and safety and reduce blight by removing hazardous structure

3. Evaluation of past performance

The City of Alameda has identified multiple Community Development goals which benefit low- and moderate-income neighborhoods, families, and individuals. During FY 2010-15, the City made good progress towards meeting these goals, which include: Preserving/increasing affordable housing and reducing housing discrimination; Preventing and addressing homelessness; Increasing the availability of services for special needs population; Addressing non-housing community development needs such as public services, economic development and improving public facilities and infrastructure. 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 10-15 by providing twenty one Down Payment Assistance loans, 236 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 \$150,000 a year.

4. Summary of citizen participation process and consultation process

The Annual Plan process includes formal citizen participation, including a Citizen Participation Plan which is 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 for the Five-Year Strategic Plan/Annual Action Plan and held two public meetings to receive comments regarding the identified needs. Similarly, the City published notices inviting and encouraging comments regarding the proposed Five-Year Strategic Plan/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 3, 2015 to May 4, 2015. On May 5, 2015, the City Council heard public comment and held a public hearing on the Plans.

Other opportunities for citizen participation include the community meetings conducted by the City's Boards and Commissions. 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

Public Comments Related to the Five Year Strategic Plan and Action plan will be accepted and included in the final document as needed on May 5, 2015.

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

N/A

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	COUNTY OF ALAMEDA	HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
CDBG Administrator	ALAMEDA	CITY OF ALAMEDA-COMMUNITY DEVELOPMENT DEPARTMENT
HOME Administrator	COUNTY OF ALAMEDA	HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

Table 1– Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

City of Alameda
c/o Claudia Young
Housing Authority of the City of Alameda
Housing & Community Development Department
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Alameda, CA 94501
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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Five-Year Strategic Plan and Annual Action Plan needs and priorities are based on information developed and compiled from community, public and nonprofit partner agencies, and from the general public. The Five-Year Strategic Plan and Annual Action are important documents for the HOME Consortium. 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.

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 Five-Year Strategic Plan for FY's 2015-20 and the Annual Action Plan for the first year of the Strategic 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.

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

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 2015-16 to 2019-20, and its Annual Plan for FY 2015-16. The AHA owns and manages 572 affordable housing units and administers up to 1,845 Section 8 Housing Choice Vouchers.

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

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

	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
4	Agency/Group/Organization	City of Alameda Fire Department
	Agency/Group/Organization Type	Other government - Local Safety
	What section of the Plan was addressed by Consultation?	Safety
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
5	Agency/Group/Organization	City of Alameda Park and Recreation Department
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Park & Recreation Needs for Community
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
6	Agency/Group/Organization	Mastick Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Senior Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
7	Agency/Group/Organization	City of Alameda Social Services and Human Relations Board
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
8	Agency/Group/Organization	ALAMEDA POINT COLLABORATIVE
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
9	Agency/Group/Organization	BUILDING FUTURES FOR WOMEN WITH CHILDREN
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

10	Agency/Group/Organization	EDEN INFORMATION AND REFERRAL
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Information AND Referral Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
11	Agency/Group/Organization	Family Violence Law Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Domestic violence Startegy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
12	Agency/Group/Organization	LEGAL ASSISTANCE FOR SENIORS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Senior Services Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
13	Agency/Group/Organization	Alameda Chamber of Commerce
	Agency/Group/Organization Type	Services-Employment Business Leaders Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Business Startegy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

14	Agency/Group/Organization	Park Street Business Association
	Agency/Group/Organization Type	Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Business Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
15	Agency/Group/Organization	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
16	Agency/Group/Organization	ECHO Housing
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of their Public Housing Annual Plan.

Table 2– Agencies, groups, organizations who participated

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

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

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

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	

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The County HOME entitlement jurisdictions meet to coordinate planning efforts. The City will continue to partner with local governments and State agencies to ensure full and complete implementation of the Consolidated Plan.

PR-15 Citizen 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 Five-Year Strategic Plan/Annual Plan Priority Needs, funding recommendations and the Consolidated Annual Performance and Evaluation Report (CAPER). This information is also made available on the Housing Authority website during the year to inform the development of the Plans. This information helps to frame requests for citizen input regarding housing and community development needs. The City's Social Service Human Relations Board (SSHRB) conducts a public meetings to initiate the needs process, and the City Council conducts a public hearing which complete that phase of the process. Every three years the SSHRB conducts a community needs survey that contributes to the needs assessments. A Request for Proposals based on identified needs elicits suggestions from community-based organizations for the use of CDBG funds for the Annual Action Plan. The Plan is published and distributed during a 30-day comment period. During that time, a second round of public meetings and hearings before the SSHRB and the City Council occurs, and written comments are received from the public. In addition, the County of Alameda Housing and Community Development Department prepared a new Analysis to Impediments (AI) to Fair Housing report and held a public comment period and public hearing.

The Strategic Plan and the Annual Plan were published and circulated for public comment from April 3, 2015, through May 4, 2015. Public notices were published in local newspapers and on the Housing Authority website, and all nonprofit partners were notified. On March 26, 2015, as part of its role as an advisory group to the City Council, the SSHRB held a public meeting about the Strategic Plan and the Annual Plan funding recommendations. On May 5, 2015 the City Council heard citizens' comments and adopted the Plans.

Efforts Made to Broaden Public Participation

The citizen participation process for the Strategic Plan and the Annual Plan followed the outreach efforts described in the City of Alameda's Citizen Participation Plan, which describes the City's efforts to encourage citizen participation, particularly by persons and neighborhoods of low and moderate income, by providing access to local meetings and records, providing technical assistance for developing proposals, responding to written complaints and grievances, and providing accommodation for non-English-speaking residents and persons with disabilities.

It is the City's policy that all aspects of the CDBG program will be conducted without regard to race, color, religion, national origin, ancestry, sex, gender, gender identity, gender expression, sexual orientation, marital status, familial status, source of income, genetic information, medical condition, physical disability or mental disability, or any other category protected by law.

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

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	Internet Outreach	Non-targeted/broad community	The press release and email blast was published and sent on October 8, 2014. There were no written comments submitted. Attendance included many of the community organizations interested in the upcoming RFP.	No written comments were received. The Community Needs Workshop provided an opportunity for everyone to participate in the gathering of information to identify the Needs in the Community.	N/A	
2	Public Meeting	Non-targeted/broad community	Thirty persons were in attendance at the Community Needs Outreach workshop on October 22, 2014. This included Housing Authority staff, City Department Staff, local non profit service providers, business community and residents from the community.	No written comments were received. The Community Needs Workshop provided an opportunity for everyone to participate in the gathering of information to identify the Needs in the Community.	N/A	

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 Hearing	Non-targeted/broad community	The public notice was published December 19, 2014. There were no written comments submitted. Attendance included many of the community organizations interested in the upcoming RFP.	Public comments were received from the community organizations expressing the need for funds for safety net services in Alameda at the January 20, 2015 City Council Public Hearing.	N/A	
4	Newspaper Ad	Non-targeted/broad community	The public notice was published December 19, 2014. There were no written comments submitted. Attendance included many of the community organizations which applied for funding.	No written comments were received.		
5	Public Hearing	Non-targeted/broad community	Will be updated accordingly after the Public hearing is held on May 5, 2015.			

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

According to the 2013 U.S. Census, the City of Alameda experienced population growth of 3.5% from 2010 to 2013. Overall increases in population require planning for new housing, as well as rehabilitation of the aging housing stock and efforts to keep the existing housing stock affordable.

The recent economic recession substantially increased the number of households with cost burdens and other housing problems both nationally and statewide. While economic conditions have improved throughout Alameda County, the housing market recovery has been slow, resulting in continued housing need in the City of Alameda and the issue of rental rates increasing rapidly. The City's is experiencing a need for affordable housing for families and seniors aging in place. In Alameda 52% of households are renters. During the opening of the Alameda Housing Authority (AHA) Section 8 Housing Choice Voucher waitlist, 36,000 applications were received and 50% comprised of individuals.

To support the City's effort to identify the social service needs of the community, the City's Social Service Human Relations Board (SSHRB) held a Public Needs Meeting and made the recommendation for the following social services needs in Alameda:

Preserving Alameda's "Safety Net" 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. Demographic priority be given to the residents with the greatest need and fewest resources.

Other efforts undertaken to identify community development needs include conducting a Community Stakeholder Workshop in October 2014 to discuss the needs being identified by non-profit service providers. The workshop included 27 Community. In addition, the County of Alameda Housing and Community Development Department and the HOME Consortium prepared a new Analysis to Impediments (AI) to Fair Housing report with input from all the participating Cities. The AI further emphasized the need for affordable housing and social services in Alameda.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City utilizes CDBG funds to rehabilitate, acquire, and improve public facilities and infrastructure that serve low-income clients and neighborhoods, as well as the disabled. The City will continue programs that offer financial assistance to nonprofit agencies serving low-income clients to access to funding for capital improvements. Similarly, CDBG funds will be used to improve public facilities serving low-income neighborhoods. The City is also committed to addressing public facility access for the disabled, and CDBG funds will be used to improve ADA access as identified by the City's ADA Transition Plan, adopted in 2008. City anticipates it will continue to support one to two facilities improvements each year.

The City has several former redevelopment areas, including the Alameda Point Improvement Project area, which was formed after the closure of the Alameda Naval Air Station. Clearance of unsafe and dilapidated buildings will help improve the safety of Alameda Point residents and lead to economic revitalization of the Alameda Point area.

How were these needs determined?

On October 22, 2015, a Community Needs Stakeholder Workshop was held to discuss the needs being identified by non-profit service providers. The workshop included 27 individuals representing City Departments, the business community, local non-profits and residents.

On January 20, 2014, the City Council held a Public hearing to discuss the needs identified as a result of the various Community needs meetings. The needs were identified and approved for the Five Year Strategic Plan.

Describe the jurisdiction's need for Public Services:

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 actually available through CDBG to support public services. Nonprofit organizations dedicate significant time to organizing fundraising events, soliciting donations, and seeking private grants but even with these efforts, local agencies do not have enough funding for staffing and other basic costs of operating. In addition, demand for basic safety net services has increased exponentially, as evidenced by the client loads now carried by the Alameda Food Bank.

Alameda continues to lead the way in utilizing CDBG funds for homeless prevention and rapid-rehousing. By keeping families off of the streets to begin with, we are significantly reducing the social service cost to our community. CDBG funds also enabled the community to develop a unique and effective response to domestic violence.

A collaboration of service providers and local businesses implemented an awareness campaign that placed flyers in "safe" locations, such as restrooms of local bars and restaurants, where victims could access information without suspicion. The campaign saw results in increased calls to domestic violence hotlines.

How were these needs determined?

To support the City's effort to identify the social service needs of the community, the City's Social Service Human Relations Board (SSHRB) held a Public Needs Meeting and made the recommendation for the following social services needs in Alameda:

Preserving Alameda's "Safety Net" 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. Demographic priority be given to the residents with the greatest need and fewest resources

Other efforts undertaken to identify community development needs include conducting a Community Needs Stakeholder Workshop in October 2014 to discuss the needs being identified by non-profit service providers. The workshop included 27 individuals representing City Departments, the business community, local non-profits and residents.

On January 20, 2014, the City Council held a Public hearing to discuss the needs identified as a result of the various Community needs meetings. The needs were identified and approved for the Five Year Strategic Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2010 Census, the 73,812 residents of the City of Alameda reflect a very diverse population:

The average household size is of 2.40. The City's 30,123 households consist mainly of families (60.7%), with an average family size of 3.06. Households that have children under 18 make up 28.2% of households. Renters slightly outnumber owners in Alameda, with 51.9% renting their homes and 48.1% owning them.

The demand for affordable family housing is clearly present, with 1,734 households currently on the waiting list for the 91 units within nearby Breakers at Bayport Apartments and Shinsei Gardens Apartments.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The City of Alameda is committed to providing economic development and entrepreneurship opportunities for low-income residents and continues to expand and diversify its commitment to providing these opportunities.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	437	7	1	0	-1
Arts, Entertainment, Accommodations	4,084	3,168	13	17	4
Construction	1,107	652	4	3	-1
Education and Health Care Services	5,679	3,285	18	18	0
Finance, Insurance, and Real Estate	2,417	1,468	8	8	0
Information	1,089	206	3	1	-2
Manufacturing	2,323	1,805	7	10	3
Other Services	2,216	1,487	7	8	1
Professional, Scientific, Management Services	5,093	3,644	16	19	3
Public Administration	0	0	0	0	0
Retail Trade	3,875	1,893	12	10	-2
Transportation and Warehousing	1,251	339	4	2	-2
Wholesale Trade	1,672	797	5	4	-1
Total	31,243	18,751	--	--	--

Table 5 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	40,526
Civilian Employed Population 16 years and over	37,175
Unemployment Rate	8.27
Unemployment Rate for Ages 16-24	32.36
Unemployment Rate for Ages 25-65	5.41

Table 6 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector		Number of People
Management, business and financial	12,049	
Farming, fisheries and forestry occupations	2,036	
Service	3,091	
Sales and office	9,420	
Construction, extraction, maintenance and repair	1,723	
Production, transportation and material moving	1,209	

Table 7 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,593	56%
30-59 Minutes	11,805	34%
60 or More Minutes	3,368	10%
Total	34,766	100%

Table 8 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,942	148	1,048
High school graduate (includes equivalency)	4,327	516	1,616
Some college or Associate's degree	8,969	713	2,355
Bachelor's degree or higher	17,379	947	2,608

Table 9 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	127	44	477	1,285	780
9th to 12th grade, no diploma	521	260	274	803	655
High school graduate, GED, or alternative	1,377	1,483	1,487	3,513	2,172
Some college, no degree	2,380	1,945	2,014	4,758	1,836
Associate's degree	246	1,149	700	1,752	531
Bachelor's degree	1,162	4,036	3,796	5,764	1,829
Graduate or professional degree	10	1,215	2,456	3,758	1,557

Table 10 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,472
High school graduate (includes equivalency)	30,700
Some college or Associate's degree	41,351
Bachelor's degree	60,577
Graduate or professional degree	79,961

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

1. Alternative energy technologies
2. Computer software
3. Health care and biotechnologies
4. Hospitality
5. Maritime industries
6. Specialty beverage & food production

Describe the workforce and infrastructure needs of the business community:

A broad spectrum of the local business community—from large Fortune 500 companies to small startups—depends upon highly educated and skilled employees in such fields as science, engineering, software design, and business management, which is supported by nearby educational institutions such as UC Berkeley and Cal State East Bay, and the Lawrence Berkeley National Laboratory. Many business sectors—such as health care, advanced manufacturing, and maritime industries—need highly trained entry-level workers such as laboratory technicians and machinists. These workforce needs are supported through the Peralta Community College System and Cal State East Bay.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The city is working with a development team to develop a 68-acre portion of Alameda Point. Alameda Point is an 878- acre part of the decommissioned Naval Air Station Alameda within the heart of the Bay Area. Alameda Point is the most significant waterfront opportunity site in the San Francisco. The site is proposed for a mixed-use, transit-oriented, and sustainable residential/commercial project. Successful development of this site will spur additional commercial development and economic growth at Alameda Point.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The College of Alameda offers school to work programs that meet the current needs of businesses and industry in such areas as computer information systems and transportation technologies. The business, science and technology degrees offered by local colleges and universities have fostered economic growth and employment opportunities in emerging business clusters such as clean technologies and advanced manufacturing.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The city is working with the Alameda Unified School District, the Peralta Community College District and local businesses to develop career pathways for local youth and community college students to enter into high demand, high wage positions for many local business sectors—including health care, advanced manufacturing and maritime industries—that need specially trained employees.

Along these lines, the city, the Workforce Investment Board, and the College of Alameda recently collaborated to initiate a Maritime Painting apprenticeship program for a local ship yard. Students completing the class will be given preferential hiring at the ship yard. Underserved populations targeted for recruitment include Veterans as well as unemployed, formally incarcerated, and low income individuals.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The city is an active member of East Bay EDA, a regional organization dedicated to business attraction, retention, and development activities in the East Bay. The public and private sector members collaborate on regional and sub-regional initiatives in education and workforce development; international trade and investment; legislation and advocacy; infrastructure; and business development.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

In general the most common housing problem for low to moderate-income households in the City of Alameda is cost burden greater than 30% of income and/or overcrowding. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs for the aging housing stock. Poorly-maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. One persistent problem throughout the City is that 40.0% of the total households are cost burdened or severely cost burdened.

Due to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (the "Redevelopment Act"), reasonable accommodations were required to be made on all closing military bases to meet the needs of the homeless. For this reason there is some concentration in the Alameda Point neighborhood with multiple housing problems including decaying housing stock from the former military base.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City of Alameda has a diverse population with no one race comprising a majority in 2014. White persons account for 50.8% of the population, Asian persons represent 31.2% and Hispanics and Latinos represent 11% of the population City-wide. Black or African American persons represent 6.1% of the population, followed by the remaining category of "other" which is at 6.7%.

What are the characteristics of the market in these areas/neighborhoods?

There is decaying housing stock from the former military base.

Are there any community assets in these areas/neighborhoods?

The Alameda Point neighborhood lacks assets such as limited public transportation access and amenities such as library, community center and grocery store.

Are there other strategic opportunities in any of these areas?

The strategic opportunities in these areas align with the strategies of the Strategic Plan as a whole.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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 are directly awarded to some of the participating jurisdictions, including Alameda, as annual “entitlement” funds.

This Action Plan covers the period from July 1, 2015 through June 30, 2016, 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 \$1,039,953 in CDBG Entitlement funds. This is a 1.3% reduction from the 2014 allocation. Other CDBG funds noted in the Plan include an estimated \$150,000 in program income from loan repayments. An estimated \$137,000 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 SP-35 Anticipated 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 Consortiums Five-Year Strategic Plan, covering FY 2015-16 through FY 2019-20. The Priority Needs identified in the Five-Year Strategic Plan include: preserving and increasing affordable housing and supportive services; reducing housing discrimination; preventing and addressing homelessness; and addressing non-housing community development needs such as neighborhood improvements, public services, accessibility improvements and economic development.

In preparing its 2015–2016 Strategic Plan, the City consulted with community-based service providers, residents, and City departments and boards. These entities helped to establish priority needs and objectives and developed strategies in the form of projects and activities to further those objectives.

The City held two public meetings and one community stakeholder meeting to gather comments regarding housing and community development needs. Data regarding needs was also gathered from a variety of sources, including the U.S. Census, published reports, City Housing Element, City Community Priority Needs Survey and Counties Analysis of Impediments to Fair Housing. 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 recommended that services that address the following areas be emphasized:

Preserving Alameda’s “Safety Net” 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. Demographic priority be given to the residents with the greatest need and fewest resources.

Recognizing the effect of the declining economy upon low-income Alamedans, the SSHRB also identified an increased need for collaboration among service providers and other government agencies serving the community. During the Annual Needs Hearing in January, the City Council discussed the recommendations made by the SSHRB and received public comment on identified housing and community needs.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	City-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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 4287, a low/moderate census tract. The APC units represent approximately 75% of the residential units located in CT 4287.

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..."

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Rental Housing Production
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Individuals Families with Children Elderly
	Geographic Areas Affected	City-wide
	Associated Goals	Affordable Housing
	Description	Increase the availability of affordable rental housing for extremely low (30% AMI), very-low (50% AMI), and low (80% AMI), income households.
	Basis for Relative Priority	The majority of low- and moderate-income rental households (earning 80 percent or less of area median income) spend more than 30 percent of their incomes on housing costs. Affordable housing is in short supply throughout the county. Very high-cost housing markets reduce the supply of affordable housing even further. As rents increase, subsidies in rental assistance programs also increase, which results in a reduction in the number of persons that can be served in these programs.
2	Priority Need Name	Housing Preservation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Frail Elderly
	Geographic Areas Affected	City-wide
	Associated Goals	Affordable Housing

	Description	Preserve existing affordable rental and ownership housing households at or below 80 percent of AMI.
	Basis for Relative Priority	<p>There is an overall high need for preserving existing housing to allow for aging in place and to keep a healthy housing stock. The Housing Market Analysis section describes the amount of assisted housing in Alameda. Almost 10 percent of Alameda households receive some form of housing assistance, including Section 8 Housing Choice Vouchers. The physical condition of the housing stock is also described. The incidence of lead paint hazards in the county's older housing stock, which poses dangers for young children living in those dwellings, is assessed in the section discussing lead-based paint.</p> <p>Many low-income homeowners cannot afford the substantial costs involved in rehabilitating their homes. In the City's Housing Rehabilitation Program, the average cost of major rehabilitation projects is \$45,000 per unit. The program has seen a steady increase in costs in recent years as the cost of building materials and labor increases. The significant rehabilitation needs of the low- and moderate-income owner-occupied housing stock makes programs to preserve that supply a priority.</p>
3	Priority Need Name	First Time Homebuyer
	Priority Level	Low
	Population	Extremely Low Low Moderate Families with Children
	Geographic Areas Affected	City-wide
	Associated Goals	Affordable Housing
	Description	<p>According to the 2007-2011 CHAS data book compiled for the Consolidated Plan, there are over 2,140 low- and median-income homeowner households in Alameda. Over half of these households spend over 30 percent of their incomes on housing costs. This is partly due to the long-term trend of Bay Area household incomes not keeping pace with increasing home prices. The gap between median incomes and median home prices is sizable. The 2015 median household income (for a family of four) for the Oakland-Fremont was, according to HUD, \$88,500. With a mortgage at 4.5 percent interest, a household earning \$88,500, paying 30 percent of income for housing costs (including principal, interest, mortgage insurance, taxes, and insurance, with a 10 percent down payment, could afford a home costing approximately \$368,000.</p> <p>According to DataQuick, the 2014 annual median sales prices for the two zip code areas that comprise the City of Alameda were \$636,000 and \$687,000. Using the midpoint of \$661,000, a family would need to earn \$158,000 a year to afford a home at the median price without assistance.</p>

	Basis for Relative Priority	<p>According to the 2007-2011 CHAS data book compiled for the Consolidated Plan, there are over 2,140 low- and median-income homeowner households in Alameda. Over half of these households spend over 30 percent of their incomes on housing costs. This is partly due to the long-term trend of Bay Area household incomes not keeping pace with increasing home prices. The gap between median incomes and median home prices is sizable. The 2015 median household income (for a family of four) for the Oakland-Fremont was, according to HUD, \$88,500. With a mortgage at 4.5 percent interest, a household earning \$88,500, paying 30 percent of income for housing costs (including principal, interest, mortgage insurance, taxes, and insurance, with a 10 percent down payment, could afford a home costing approximately \$368,000.</p> <p>According to DataQuick, the 2014 annual median sales prices for the two zip code areas that comprise the City of Alameda were \$636,000 and \$687,000. Using the midpoint of \$661,000, a family would need to earn \$158,000 a year to afford a home at the median price without assistance.</p>
4	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City-wide
	Associated Goals	Affordable Housing

	Description	Reduce Housing Discrimination
	Basis for Relative Priority	The City of Alameda is committed to ensuring all Alameda residents are treated fairly and are decently housed. To that end, the City will continue to fund and partner with a fair housing agency to combat housing discrimination. Consistent with this commitment, other actions the City is taking to affirmatively further fair housing choice are described in the City's Analysis of Impediments (AI) to Fair Housing, completed in January 2015 jointly with other jurisdictions in the Alameda County HOME Consortium.
5	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Victims of Domestic Violence
	Geographic Areas Affected	City-wide
	Associated Goals	Homelessness
	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.
	Basis for Relative Priority	Prevent homelessness and other housing crises. It is far more cost-effective to support people to maintain their housing and thereby avoid eviction, costly emergency shelter, and a lengthy housing search. Homeless is a regional issue. Therefore the City works through the County-wide everyone Home Program to address homelessness.
6	Priority Need Name	Community Development Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Individuals Families with Children Elderly
	Geographic Areas Affected	City-wide

	Associated Goals	Non-Housing: Public Services
	Description	Preserving Alameda's "Safety Net" 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. Demographic priority be given to the residents with the greatest need and fewest resources.
	Basis for Relative Priority	<p>In FY 2015-20, 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.</p> <p>Lack of sufficient funding is the major obstacle the City faces in achieving its public service objectives. The City receives twice as many public service funding requests as available funding. During the last five years, the City has been relying on approximately 19% less funding. This year CDBG was reduced an additional 3.1%, which continues to have a significant impact on the Public Services allocation. With stimulus funding, such as the HPRP no longer available, there is a tremendous funding gap for safety net services. Fortunately, the City has a successful Revolving Loan Fund program, which generates Program Income that helps offset the Entitlement cuts. However, the slump in the housing market has affected the amount of program income received, and the City is no longer generating a significant amount of program income through refinances. Overall, in addition to the reduction in the Entitlement grant, the City is working with reduced program income revenue.</p>
7	Priority Need Name	Community Development Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Individuals Families with Children
	Geographic Areas Affected	City-wide
	Associated Goals	Non-Housing: Economic Development

	Description	<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 businesses to benefit low income persons
	Basis for Relative Priority	<p>The City of Alameda is committed to providing economic development and entrepreneurship opportunities for low-income residents and continues to expand and diversify its commitment to providing these opportunities.</p> <p>During the past five years, the City provided technical assistance funding to the Alameda Point Collaborative (APC) to increase its capacity to become a Community Based Development Organization (CBDO). During next five fiscal years, the City will continue funding to APC as a CBDO to expand economic development, neighborhood revitalization, and energy conservation measures currently being undertaken by APC, including supporting the Ploughshares Nursery.</p>
8	Priority Need Name	Community Development Public Facilities/Infrastruc
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City-wide
	Associated Goals	Non-Housing: Public Facilities/Infrastructure
	Description	<ul style="list-style-type: none"> • Improve public facilities that serve low-income clients and neighborhoods and the disabled • Improve the accessibility Improve health and safety and reduce blight by removing hazardous structure

	Basis for Relative Priority	The City utilizes CDBG funds to rehabilitate, acquire, and improve public facilities and infrastructure that serve low-income clients and neighborhoods, as well as the disabled. The City will continue programs that offer financial assistance to nonprofit agencies serving low-income clients to access to funding for capital improvements. Similarly, CDBG funds will be used to improve public facilities serving low-income neighborhoods. The City anticipates it will continue to support one to two facilities improvements each year.
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Narrative (Optional)

The need for affordable housing in Alameda County far exceeds the supply of affordable rental and for-sale housing in the Alameda County HOME Consortium. Likewise, the City of Alameda faces a demand for affordable housing that greatly outstrips supply. Low-income households are highly likely to pay more for housing than they can afford and have other housing-related problems. These include overcrowding of units, substandard plumbing and electrical, inadequate kitchen facilities, low numbers of affordable units, and high rents and ownership costs.

The identification of priority housing needs was prepared, in accordance with HUD guidelines, by the Alameda County HOME Consortium. The City of Alameda is a participating jurisdiction in the Consortium. Because of the City's compact geography and generally uniform housing conditions, programs are implemented on a citywide basis unless otherwise indicated.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This Action Plan covers the period from July 1, 2015 through June 30, 2016, 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 \$1,039,953 in CDBG Entitlement funds. This is a 3.1% reduction from the 2014 allocation. Other CDBG funds noted in the Plan include an estimated \$150,000 in program income from loan repayments. An estimated \$137,000 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.

Anticipated Resources

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	1,039,953	150,000	0	1,189,953	0	

Table 14 - 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

Faced with the continuing reduction of federal financial resources, the need to leverage funds is urgent and severe. 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). Each of these sources can be used to satisfy matching requirements.

If appropriate, describe publically owned land or property located within the state 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, was 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 32-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.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
The City of Alameda Housing Authority	PHA	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
EveryOne Home	Continuum of care	Homelessness Planning	Region
ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT	Departments and agencies	Ownership Planning Rental	Jurisdiction
City of Alameda Economic Development Department	Departments and agencies	Economic Development Planning	Jurisdiction
ALAMEDA POINT COLLABORATIVE	CBDO	Economic Development Homelessness	Jurisdiction
ALAMEDA FOOD BANK	Non-profit organizations	public services	Jurisdiction
BUILDING FUTURES FOR WOMEN WITH CHILDREN	Non-profit organizations	Homelessness public services	Jurisdiction
Family Violence Law Center	Non-profit organizations	public services	Jurisdiction
LEGAL ASSISTANCE FOR SENIORS	Non-profit organizations	public services	Jurisdiction
City of Alameda Public Works Department	Government	Rental neighborhood improvements public facilities	Jurisdiction
ECHO HOUSING	Non-profit organizations	public services	Jurisdiction
EDEN I&R	Non-profit organizations	public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Alameda Social Services and Human Relations Board	Departments and agencies	Planning public services	Jurisdiction
City of Alameda Park and Recreation Department	Departments and agencies	public facilities public services	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Alameda has found that the most cost-effective way to deliver social, educational, and recreational services is through contracts with community-based organizations. As described in the citizen participation section of this document, the City conducts surveys and needs hearings to determine which programs are most critical to low- and moderate-income Alamedans. Requests for Proposals are developed to reflect those priorities. The City then selects and develops contracts with subgrantees that will meet the range of identified community needs. One of the City's greatest strengths is the presence of excellent, active community-based organizations. Community-based organizations also work closely with one another in Alameda through a number of collaborations, including the Assessment and Awareness Workgroup, the Family Services Workgroup, the Alameda Collaborative for Children, Youth and Their Families, and the Alameda Services Collaborative.

Alameda has a strong sense of community, and volunteerism levels are high. All of the community-based organizations in Alameda receive significant volunteer support. A number of local organizations also rely on individual donations from local residents to support their work. For example, the Alameda Homeless Network coordinates the preparation and delivery of dinner by local churches and service organizations to the Midway Shelter five nights a week.

Lack of access to services can prevent the delivery of services. This can be the result of several factors including lack of transportation, services that are not delivered in a culturally appropriate manner or in the appropriate language, burdensome requirements prior to accessing services ("red tape"), and services that are not provided close to those in need.

Lack of transportation is a particular challenge for the elderly, for persons with disabilities, and for others who may not drive or have a car. Transportation to services must be appropriate for the population in need, such as "door-to-door" transit for the elderly and persons with disabilities.

The lack of awareness of the availability of services by those in need and a lack of knowledge about how to access services are significant obstacles to the provision of services. Outreach to those in need should be significant and culturally appropriate.

Those in need must often access services from several points; similar services may also be provided by more than one agency. Those being served by one agency may have needs that are not being addressed by the particular agency currently serving that person or family.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X		
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City participates in the comprehensive planning and coordination of services for the homeless. After ten years of coordinating local efforts to address homelessness, the Alameda Countywide Continuum of Care Council transferred its responsibilities to EveryOne Home in November 2008. EveryOne Home is the community-based organization formed to coordinate the implementation of the EveryOne Home Plan (formerly known as the Alameda County Homeless and Special Needs Housing Plan).

The EveryOne Home Plan is a comprehensive blueprint to end homelessness, including chronic homelessness, by the year 2020, and address the housing needs of extremely low-income persons living with serious mental illness and or HIV/AIDS. It includes a 10-year services-based plan, within a broader 15-year housing-based plan, to create safe, decent, and affordable housing options for individuals and families who are homeless or individuals with HIV/AIDS or persistent mental illness.

The City of Alameda is one of 13 Alameda County jurisdictions that have accepted or adopted the EveryOne Home Plan. In Alameda County, issues of homelessness are addressed through a coordinated regional effort. Therefore, homelessness will be discussed from a regional perspective in this Strategic Plan unless otherwise noted.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Special needs populations face greater obstacles to economic self-sufficiency than the general population. In addition, special needs populations often require supportive services and/or special housing accommodations in order to stay independently housed. As described in the County's housing needs analysis, people with disabilities receiving Supplemental Security Income (SSI) benefits are the lowest-income households in the Consortium area, and there is not a single housing market area in the United States (Alameda County included) where a person with a disability receiving SSI benefits can afford to rent a studio apartment. The number of subsidized housing units countywide is inadequate to meet demand. Unfortunately, funding for social services has been drastically cut at the federal and state level in recent years, and funding for special needs housing has been insufficient to meet the growing need.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The priorities and specific objectives that the City of Alameda hopes to achieve, along with associated activities, are described in the Summary of Housing and Community Development Activities.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing	City-wide	Rental Housing Production Housing Preservation First Time Homebuyer Fair Housing	CDBG: \$263,470	Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Other: 50 Other
2	Homelessness	2015	2019	Homeless	City-wide	Homelessness	CDBG: \$95,000	Homeless Person Overnight Shelter: 200 Persons Assisted Homelessness Prevention: 5 Persons Assisted Other: 50 Other
3	Non-Housing: Public Services	2015	2019	Non-Housing Community Development	City-wide	Community Development Public Services	CDBG: \$83,493	Public service activities for Low/Moderate Income Housing Benefit: 4770 Households Assisted
4	Non-Housing: Economic Development	2015	2019	Non-Housing Community Development	City-wide	Community Development Economic Development	CDBG: \$100,000	Jobs created/retained: 27 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Non-Housing: Public Facilities/Infrastructure	2015	2019	Non-Housing Community Development	City-wide	Community Development Public Facilities/Infrastruc		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3 Households Assisted

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable 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 and ownership housing households at or below 80 percent of AMI. • Assist low- and moderate-income first-time homebuyers. • Reduce housing discrimination.
2	Goal Name	Homelessness
	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	Preserving Alameda’s “Safety Net” 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. Demographic priority be given to the residents with the greatest need and fewest resources.
4	Goal Name	Non-Housing: Economic Development
	Goal Description	<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 businesses to benefit low income persons

5	Goal Name	Non-Housing: Public Facilities/Infrastructure
	Goal Description	<ul style="list-style-type: none"> • Improve public facilities that serve low-income clients and neighborhoods and the disabled • Improve the accessibility Improve health and safety and reduce blight by removing hazardous structure (clearance)

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 91.315(b)(2)

317 units of new housing will be constructed (285 rental 32 owner); 25 units of rental units will be rehabilitated; 30 families will receive tenant-based rental assistance and 25 homeowners will receive rehabilitation assistance. All rental units will be low or extremely low income.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City participates in the Alameda County Service Area for Lead Abatement (CSALA), which funds the Alameda County Healthy Homes Department (HHD). Through the HHD, renters and homeowners receive information about lead hazards and Indoor Air Quality (IAQ) and other Healthy Homes questions and concerns.

City staff has received certification and training in lead based paint inspection, project design, and project monitoring and Healthy Homes practitioner training and works with the HHD 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 in all pre-1978 properties; 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; 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.

How are the actions listed above integrated into housing policies and procedures?

Title X Section 1012 & 1013 lists requirements by activity. The Housing Authority and all housing programs have incorporated these and are in compliance with Rehabilitation (Subpart J), and Tenant Based Rental Assistance (Subpart M). These activities and requirements have a part of our Housing Rehab procedures manual for more than 10 years and are included in our project checklists. Visual inspection for deteriorated paint is a part of the HQS inspections that are performed annually by Alameda Housing Authority staff for Voucher holder residences.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's anti-poverty strategy will be carried out during the Five-Year Plan period through a combination of CDBG-funded public initiatives and nonprofit services to low-income residents. A range of public services is 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 Social Service Human Relations Board, public services funding focuses on a combination of safety net services and empowerment activities. 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 addition, the City will fund a tenant based rental assistance program and the County will focus resources for rapid re-housing and homeless prevention aimed at keeping families housed.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

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 effort to focus resources toward 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.

In addition to funding public service programs, part of the City's anti-poverty strategy is to focus attention on the needs of west Alameda residents, who overall have the lowest incomes in the City. The City's anti-poverty strategy includes access to employment and training resources through its support of the APC CBDO programs, and the Alameda One-Stop Career Center.

Alameda Family Services (AFS) is another key component of the City of Alameda's anti-poverty strategy. AFS is a human services organization whose programs help to improve the emotional, psychological, and physical health of children, youth, and families. AFS currently operates several programs that help support Alamedans: Senior Housing Permanence, Head Start, Family Support Services, Behavioral Health Care Services, Youth Homeless Services, and Senior Services. These programs help support the City's aim of reducing the number of families in poverty.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Alameda places a high priority on monitoring to ensure programs and projects are in compliance with federal regulations and with the objectives of the community. The City's monitoring efforts begin with the execution of legal agreements with nonprofit subgrantees, and housing owners, and memoranda of understanding with other public agencies. By incorporating performance requirements and reporting procedures, including outlines of specific objectives, timelines and budgets, the City is able to evaluate performance.

Additional procedures for monitoring include:

Public Services

- Monitoring subgrantees' quarterly performance reports and requests for reimbursements
- Annual or biannual on-site monitoring
- Annual review of audits for continuing subgrantees

Facilities and Improvements

- Capital Improvement Project Team
- On-site monitoring of construction progress and labor monitoring
- Project oversight by City's Public Works Department as needed

Housing

- Annual monitoring of rental projects in former Redevelopment Areas
- Monitoring of HOME-funded projects
- Annual monitoring of all affordable ownership units City-wide
- Guyton Annual Report discussing total housing units developed City-wide
- On-site monitoring of construction progress
- Review of project expenses
- Housing Element Annual Report Affordable Housing Unit Fee Report

Expected Resources

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

Introduction

This Action Plan covers the period from July 1, 2015 through June 30, 2016, 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 \$1,039,953 in CDBG Entitlement funds. This is a 3.1% reduction from the 2014 allocation. Other CDBG funds noted in the Plan include an estimated \$150,000 in program income from loan repayments. An estimated \$137,000 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.

Anticipated Resources

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	1,039,953	150,000	0	1,189,953	0	

Table 18 - 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

Faced with the continuing reduction of federal financial resources, the need to leverage funds is urgent and severe. 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). Each of these sources can be used to satisfy matching requirements.

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, was 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 32-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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	Affordable Housing	City-wide	Rental Housing Production Housing Preservation	CDBG: \$263,470	Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Other: 50 Other
2	Homelessness	2015	2020	Homeless	City-wide	Homelessness	CDBG: \$95,000	Public service activities for Low/Moderate Income Housing Benefit: 48 Households Assisted Homelessness Prevention: 200 Persons Assisted
3	Non-Housing: Economic Development	2015	2020	Non-Housing Community Development	City-wide	Community Development Economic Development	CDBG: \$100,000	Jobs created/retained: 27 Jobs
4	Non-Housing: Public Services	2015	2020	Non-Housing Community Development	City-wide	Community Development Public Services	CDBG: \$83,493	Public service activities for Low/Moderate Income Housing Benefit: 4770 Households Assisted

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	<ul style="list-style-type: none"> • Increase the availability of affordable rental housing for extremely low (30% AMI), very-low (50% AMI), and low (80% AMI), income households. • Preserve existing affordable rental and ownership for households at or below 80 percent of the area median income (AMI) • Reduce housing discrimination • Assist low and moderate income first time homebuyers
2	Goal Name	Homelessness
	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.
3	Goal Name	Non-Housing: Economic Development
	Goal Description	<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 businesses to benefit low income persons
4	Goal Name	Non-Housing: Public Services
	Goal Description	<ul style="list-style-type: none"> • Preserving Alameda’s “Safety Net” 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. Demographic priority be given to the residents with the greatest need and fewest resources. <i>*Note: Does not include homelessness as that is a seperate goal, although it is in the Public Services Category.</i>

AP-35 Projects - 91.420, 91.220(d)

Introduction

This Plan covers the period from July 1, 2015, through June 30, 2020 (FY 2015/16 through FY 2019/20). It addresses the resources the City of Alameda expects to receive from HUD during this period.

The City will receive \$1,039,943 in CDBG entitlement funds for FY 2015. Other CDBG funds noted in the Plan for FY 2015 include an estimated \$150,000 in program income from loan repayments.

An estimated \$137,000 in HOME funds is also anticipated to benefit the City for FY 2015 through the Alameda County HOME Consortium. 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.

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

#	Project Name
1	Alameda Food Bank (AFB) Emergency Food Distribution
2	Family Violence Law Center (FVLC) Direct Legal Services
3	Legal Assistance for Seniors (LAS) Legal Assistance for Alameda Seniors Program
4	Building Futures with Women and Children (BFWC) Midway Shelter
5	ECHO Housing Counseling
6	Eden I& R 211 Information and Referral Program
7	Alameda Point Collaborative Community Based Development Corporation (CBDO)
8	Substantial Rehabilitation
10	Alameda Fire Department (AFD) Housing Safety Program
11	Residential Rehabilitation Program Delivery
12	Housing Authority North Housing Clearance Activities
13	Everyone Home (Former CoC)
14	CDBG Administration
15	Rent Conciliation Services

Table 20 – Project Information

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

In preparing its 2015–2020 Strategic Plan, the City consulted with community-based service providers, residents, and City departments and boards. These entities helped to establish priority needs and objectives and developed strategies in the form of projects and activities to further those objectives.

The City held two public meetings and one stakeholder meeting to gather comments regarding housing and community development needs. Data regarding needs was also gathered from a variety of sources, including the U.S. Census, published reports, City Housing Element, City Community Priority Needs Survey and Counties Analysis of Impediments to Fair Housing. 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 recommended that services that address the following areas be emphasized for the Public Services category:

- **Preserving Alameda’s “Safety Net”** 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. Demographic priority be given to the residents with the greatest need and fewest resources.

Recognizing the effect of the declining economy upon low-income Alameda residents, the SSHRB also identified an increased need for collaboration among service providers and other government agencies serving the community. During the Annual Needs Hearing in January, the City Council discussed the recommendations made by the SSHRB and received public comment on identified housing and community needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	Alameda Food Bank (AFB) Food Distribution
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: \$20,000
	Description	Safety-net services which provides food distribution.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2,100
	Location Description	1900 Thau Way, Alameda, CA 94501 650 West Ranger, Alameda, CA 94501 1700 Santa Clara, Alameda, CA 94501
	Planned Activities	Food Distribution
2	Project Name	Family Violence Law Center (FVLC) Direct Legal Services
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: \$15,893
	Description	Crisis counseling, safety planning and other referral services to family violence victims.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Domestic Violence survivors: 25
	Location Description	24-hour crisis line at (800) 947-8301. Family Violence Law Center 470 27th Street Oakland, CA 94612
	Planned Activities	Crisis counseling, safety planning and other referral services to family violence victims.

3	Project Name	Legal Assistance for Seniors (LAS) Legal Assistance for Alameda Seniors Program
	Target Area	
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: \$15,000
	Description	Safety-net legal assistance and education for seniors.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	45 Legal Services 300 Education Workshops
	Location Description	Mobile
	Planned Activities	We provide free legal advice and information, representation in court and administrative hearings, referrals to other community resources, and community education and training on legal issues.
4	Project Name	Building Futures with Women and Children (BFWC) Midway Shelter
	Target Area	City-wide
	Goals Supported	Homelessness Non-Housing: Public Services
	Needs Addressed	Homelessness Community Development Public Services
	Funding	CDBG: \$95,000
	Description	Safety-net homeless services for women and children, DV support groups and emergency homeless prevention services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	200 Shelter 48 support group 5 Homeless prevention services
	Location Description	Midway Shelter
	Planned Activities	Safety-net homeless services for women and children, DV support groups and emergency homeless prevention services.

5	Project Name	ECHO Housing Counseling
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Fair Housing Community Development Public Services
	Funding	CDBG: \$7,291
	Description	Safety-net services for housing counseling Tenant/ Landlord & Fair Housing services
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	200 Tenant/Landlord Counseling 50 Fair Housing Counseling
	Location Description	Phone
	Planned Activities	Tenant/Landlord & Fair Housing Counseling
6	Project Name	Eden I& R 211 Information and Referral Program
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: \$18,556
	Description	The 211 tool will link callers to Eden Information and Referral database of human services and affordable housing safety net-services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2100
	Location Description	Phone Referrals
	Planned Activities	The 211 tool will link callers to Eden Information and Referral database of human services and affordable housing safety net-services.

7	Project Name	Alameda Point Collaborative Community Based Development Corporation (CBDO)
	Target Area	City-wide
	Goals Supported	Non-Housing: Economic Development
	Needs Addressed	Community Development Economic Development
	Funding	CDBG: \$100,000
	Description	Financial assistance to approved Community Development Organization providing economic development activities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	27
	Location Description	Alameda Point Collaborative
	Planned Activities	Job Training and Placement
8	Project Name	Substantial Rehabilitation
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Housing Production Housing Preservation
	Funding	CDBG: \$159,113
	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	up to 3 households
	Location Description	City Wide TBD
	Planned Activities	Financial and technical assistance to restore and/or create affordable rental units in existing vacant and underutilized structures.

9	Project Name	Residential Rehabilitation Lead Based Paint Evaluation/Testing
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing Preservation
	Funding	CDBG: \$10,000
	Description	Provide Risk Assessments, Paint Inspections and Clearance Testing as required by HUD under Title X section 1012/1013 for residential housing units occupied by low-income households.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	18 households
	Location Description	City wide TBD
	Planned Activities	Provide Risk Assessments, Paint Inspections and Clearance Testing as required by HUD under Title X section 1012/1013 for residential housing units occupied by low-income households.
10	Project Name	Alameda Fire Department (AFD) Housing Safety Program
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing Preservation
	Funding	CDBG: \$20,000
	Description	Fire Department Safety and Accessibility Program will assist low-income seniors in maintaining residential safety and accessibility.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	10 accessibility modifications 60 Safety Modifications
	Location Description	TBD
	Planned Activities	Fire Department Safety and Accessibility Program will assist low-income seniors in maintaining residential safety and accessibility.
11	Project Name	Residential Rehabilitation Program Delivery
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Housing Production Housing Preservation
	Funding	CDBG: \$260,000

	Description	Program Activity Delivery for all Residential Rehab programs
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City wide
	Planned Activities	Program Activity Delivery for all Residential Rehab programs
12	Project Name	Housing Authority North Housing Clearance Activities
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Housing Production
	Funding	CDBG: \$74,357
	Description	Clearance activities will include site assessment, technical investigation, environmental reports and preparation of a mitigation strategy to build approximately 90 units of affordable housing.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Site Clearance activities to build approximately 90 units of affordable housing.
	Location Description	North Housing at Alameda Point
	Planned Activities	Clearance activities will include site assessment, technical investigation, environmental reports and preparation of a mitigation strategy.
13	Project Name	Everyone Home (Former CoC)
	Target Area	City-wide
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$9,260
	Description	Implementation of Homeless Management Information System (HMIS) and development of funding resources for Alameda and other County homeless programs.
	Target Date	6/30/2016
	Location Description	County wide Homeless Consortium startegy to end homelessness
	Planned Activities	Implementation of Homeless Management Information System (HMIS) and development of funding resources for Alameda and other County homeless programs.
14	Project Name	CDBG Administration

	Target Area	City-wide
	Goals Supported	Affordable Housing Homelessness Non-Housing: Public Services Non-Housing: Economic Development
	Needs Addressed	Rental Housing Production Housing Preservation First Time Homebuyer Fair Housing Homelessness Community Development Public Services Community Development Economic Development Community Development Public Facilities/Infrastruc
	Funding	CDBG: \$228,731
	Description	General Administration
	Target Date	6/30/2016
	Location Description	
	Planned Activities	General Administration
15	Project Name	Rent Conciliation
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: \$6,753
	Description	General Administration
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City Wide
	Planned Activities	Rent Increase Conciliation for tenants/landlords

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

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 4287, a low/moderate census tract. The APC units represent approximately 75% of the residential units located in CT 4287.

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	80

Table 21 - 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 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 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.

AP-85 Other Actions - 91.420, 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 2009-2013 American Community Survey 5-Year Estimates for the City Alameda 36.25% of Alameda's population speak one of 37 languages other than English at home, 17.47% spoke English less than "very well." 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.

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 Senior Safety 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.

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.

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 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 the Fair Housing Provider.

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 2015-2016, 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 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 2015-2016 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 - 91.420, 91.220(I)(1,2,4)

Introduction

This Plan covers the period from July 1, 2015, through June 30, 2020 (FY 2015/16 through FY 2019/20). It addresses the resources the City of Alameda expects to receive from HUD during this period.

The City will receive \$1,039,943 in CDBG entitlement funds for FY 2015. Other CDBG funds noted in the Plan for FY 2015 include an estimated \$150,000 in program income from loan repayments.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
 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