

Executive Summary

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

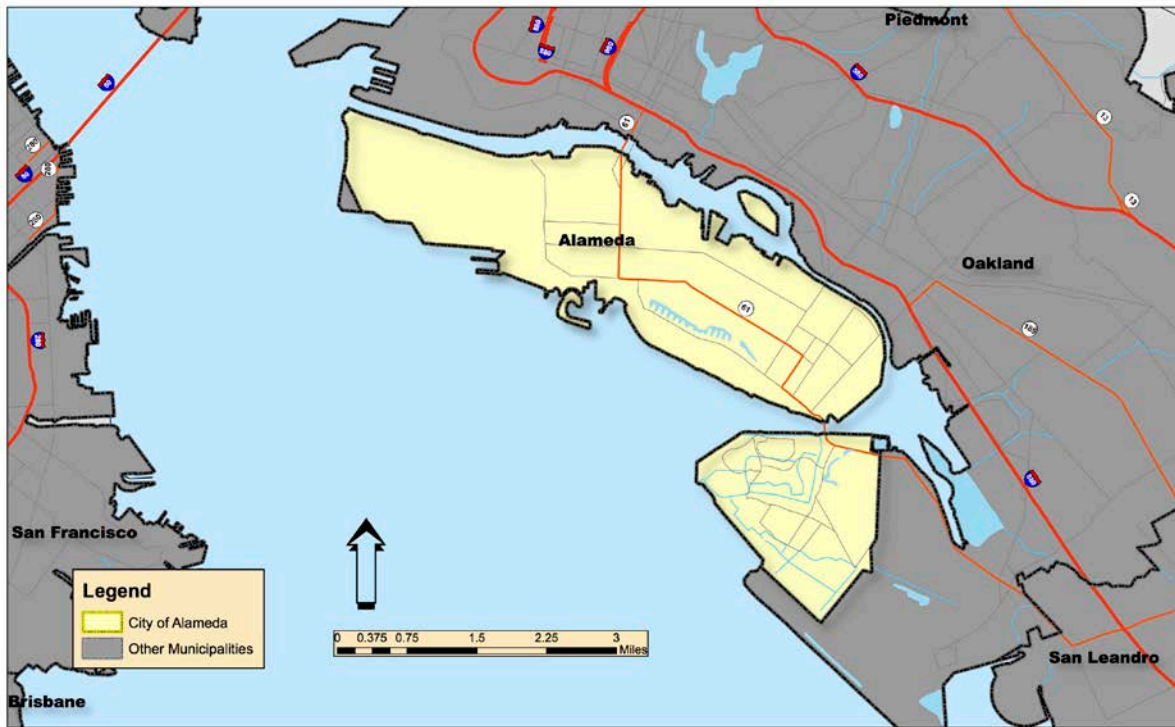
1. Introduction

According to the American Community Survey 2014 estimates, the City of Alameda is an island city of an 77,660 people. 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. Exhibit A is a map showing the City's boundaries, identifying all low- and moderate-income areas. Alameda is defined by the U.S. Department of Housing and Urban Development (HUD) as an entitlement city. As an entitlement city, the City of Alameda receives an annual allocation of the Community Development Block Grant (CDBG) to use for housing, economic development and social services. The annual allocation for 2016 will be \$1,059,118.

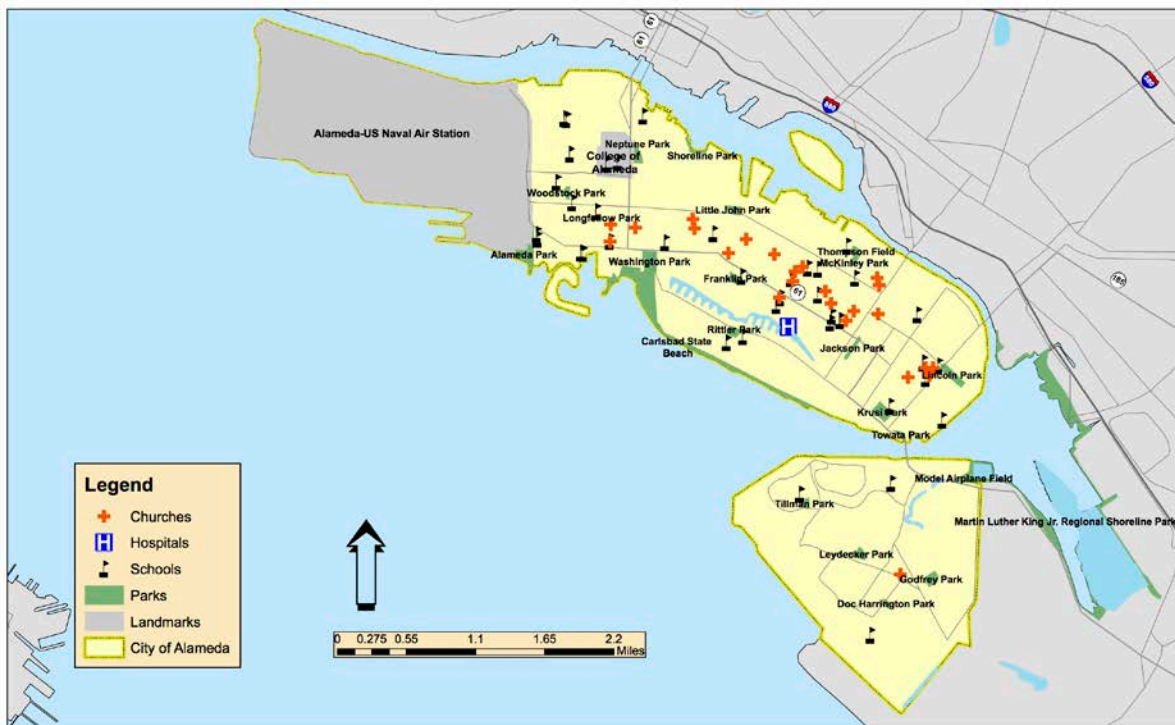
The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the Consortium. Together, this group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The annual allocation for all communities in 2016 will be \$2,178,668. The City of Alameda will receive \$156,659 of that allocation in 2016.

To receive funding each year, the City of Alameda, in conjunction with the Alameda County HOME Consortium, must complete a five-year strategic plan called a Consolidated Plan. The Consolidated Plan is an assessment of the needs in the community, relating to housing, social and public services, public infrastructure. The analysis looks at populations who are most affected by the current housing stock, state of the economy and the ability to meet daily living needs. The Consolidated Plan then outlines priorities and goals to address those needs. Each year, the City of Alameda must write an Action Plan, outlining specific projects and funding resources that will meet the Consolidated Plan goals. At the end of each year, the City of Alameda will write a Consolidated Annual Performance and Evaluation Report to report the progress towards each of the Consolidated Plan goals. These three documents enable the public, elected officials and HUD to understand the needs in the community, provide input and measure progress and investment in the community.

The most recent Consolidated Plan covers fiscal years 2015 – 2019 and was approved by the City of Alameda and the HUD in May of 2015. This is the Action Plan for the fiscal year 2016, the second year of the Consolidated Plan. It will cover the City of Alameda CDBG allocation, beginning July 1, 2016 and ending Jun 30, 2017.



Map of Alameda



Points of Interest

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Alameda has developed a number of priorities and objectives in its five-year Consolidated Plan to address needs in the community. The primary objectives of the City of Alameda are to create affordable housing development, address the safety net services for people living in poverty and create economic opportunities. The specific priorities outlined in this Action Plan include:

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.

3. Evaluation of past performance

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. This is the second year of the 2015 – 2019 Consolidated Plan. Many of the projects outlined in the first year Action Plan, approved in May 2015, are still underway. The City of Alameda expects the following accomplishments for the FY 2015 to include:

- Repair assistance for low income homeowners – 33 homeowners
- Increase affordable rental housing– 23 units created
- Provision of services to homeless individuals – 273 clients served
- Provision of public services or safety net services – 6045 clients served
- Improve public facilities that serve the low income individuals and the disabled –1 facilities improved
- Improve the economic opportunities in low income neighborhoods –73 jobs created

Despite the successes, with home values increasing, challenges continue for the development of affordable housing development. The demand for more affordable housing opportunities continues to grow in Alameda.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The development of the Annual Plan includes formal citizen participation, following a Citizen Participation Plan. The City updated and adopted the Citizen Participation Plan in conjunction with the Consolidated Plan last year. 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 will be available for public comment from April 4, 2016 to May 2, 2015. On May 3, 2016, the City Council will hear public comment and hold a public hearing on the Action Plan. 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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The draft form of this Action Plan will be available for 30 days for public comment beginning April 4, 2016 and ending May 2, 2016. Draft copies of the document were available in the Alameda Housing Authority offices, Housing and Community Development Department at 701 Atlantic Avenue for comment and electronically via the Alameda Housing Authority website.

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

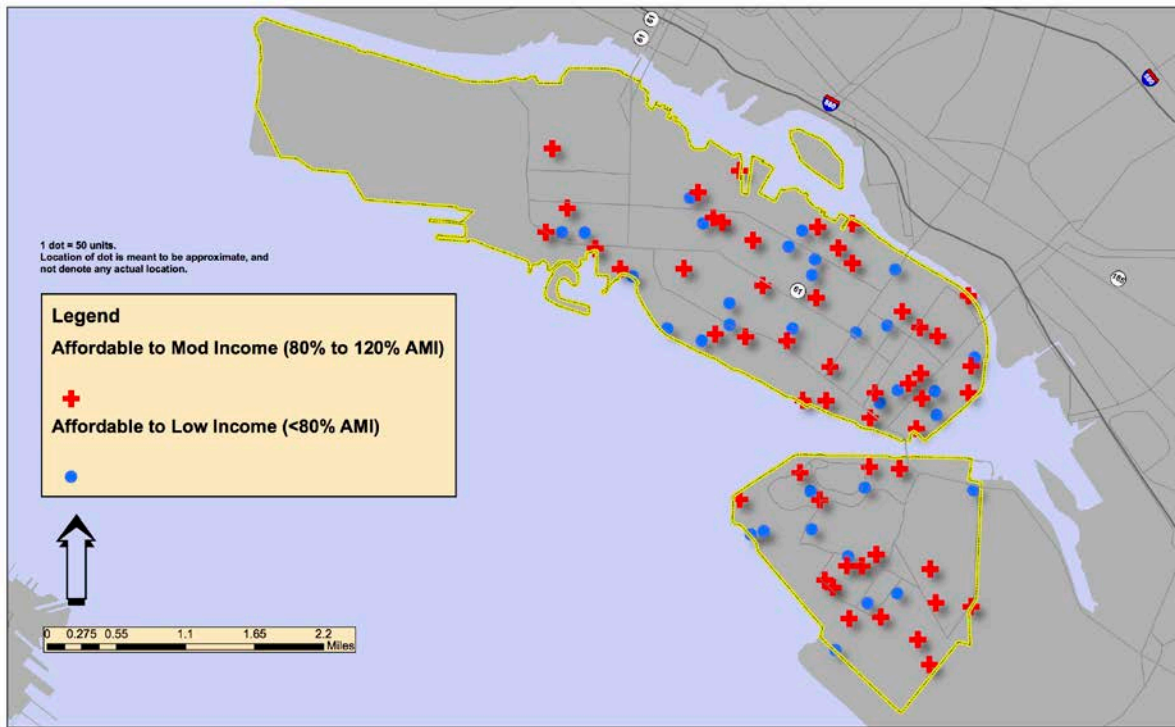
The summary of public comments will be added as part of the final draft of the Alameda 2016 Action Plan.

7. Summary

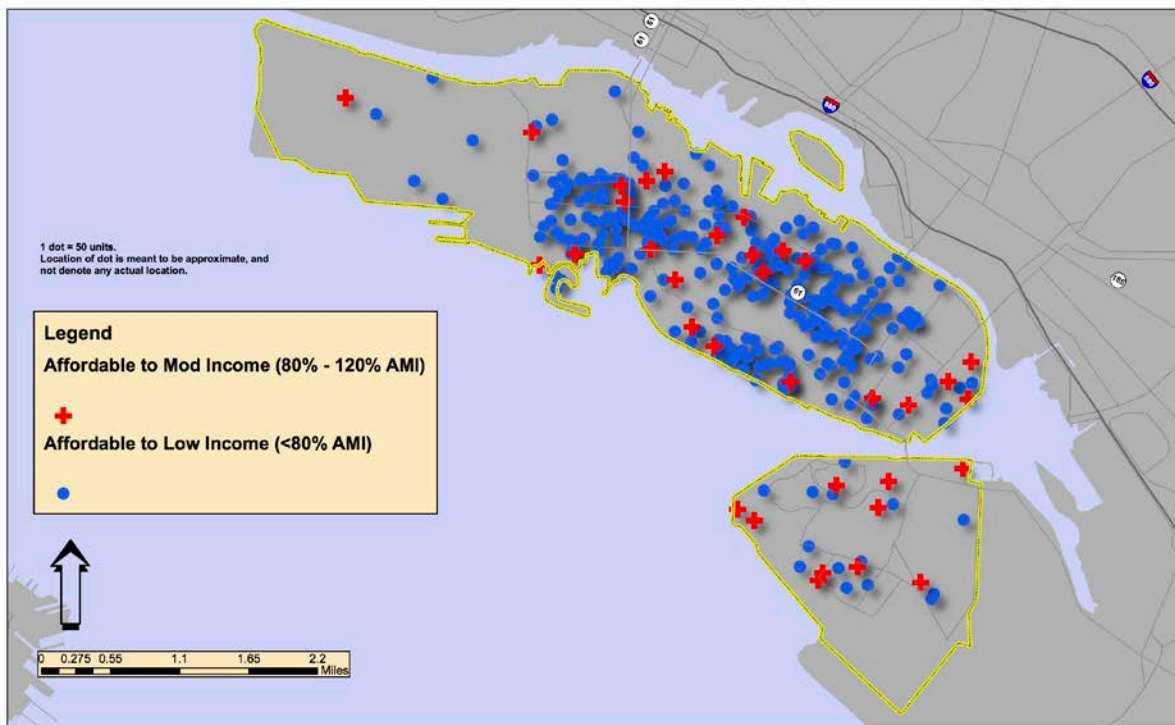
The City of Alameda will spend the year striving to meet the needs of the residents of the community. The area continues to grow with households attracted to the historic downtown area and homes with Victorian charm. This demand for housing along with limited space has made the increases in property values to grow exponentially. According to Zillow, one year ago, the median value of a home was \$803,250. The median value of a home has increased by 12.9 percent to \$847,600 today (April 2016). The market has improved since its low point in December 2011 when the median home price was \$515,000.

The following maps show the affordable housing opportunities for homeowners and renters. Affordable housing is defined by HUD as a household paying equal to or less than 30 percent of their gross monthly income towards housing costs. With the high rent and purchase costs in Alameda, few affordable opportunities exist for residents of Alameda. Those who work in Alameda may have to choose other places to live and commute into the City for their employment.

This Action Plan and the Consolidated Plan are part of the efforts by the entire Consortium and community stakeholders to make the area an affordable place to work and live for all households in the community, both the wealthy and low income households. The document will outline the projects and programs receiving CDBG funding in FY 2016 to address the priorities and goals of the 2015 – 2019 Consolidated Plan.



Affordable Homeownership Opportunities



Affordable Rental Opportunities

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
Lead Agency		ALAMEDA	
CDBG Administrator	ALAMEDA		City of Alameda-Community Development Department
HOPWA Administrator			
HOME Administrator			
HOPWA-C Administrator			

Table 1 – Responsible Agencies

Narrative

The City of Alameda receives an annual allocation of Community Development Block Grant funding (CDBG). The allocations are approximately \$1 million every year, for a total of \$1.5 million over the five years of the 2015 -2019 Consolidated Plan. The annual allocation for 2016 will be \$1,059,118.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the Consortium. Together, this group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The annual allocation for all communities in 2016 will be \$2,178,668. The City of Alameda expects to receive \$156,659 of HOME funding in FY 2016. Information regarding the HOME grant will be included in the Alameda County 2016 Action Plan.

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

Consolidated Plan Public Contact Information

City of Alameda

c/o Claudia Young

Housing Authority of the City of Alameda

Housing & Community Development Department

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

1. Introduction

The Consolidated Plan and 2016 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 Consolidated Plan and 2016 Annual Action are important documents for the Alameda County 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. The City of Alameda and the Alameda County HOME Consortium continued this same public input and consultation process to ensure projects continue to meet the changing needs in the community.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The FY 2016 Action Plan, the second year of the 2015 - 2019 Consolidated 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 Alameda County HOME Consortium (City of Alameda, City of Livermore, and Alameda County [including the City of Dublin]) were consulted to obtain current data on Public Housing and Section 8 housing needs, public housing improvements, and other activities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

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 are based 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 EveryOne HOME Plan has been adopted by the Alameda County Board of Supervisors, 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. The 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 guide this organization.

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, along 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 Housing Authority staff to serve the needs of its residents as is detailed in the Housing Authority's Five-Year Plan for Fiscal Year 2015-2016 to 2019-2020, and its Annual Plan for Fiscal Year 2015-2016. The Housing Authority 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

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 both consistent county-wide and 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 countywide 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 FY16 ESG funding.

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

10	Agency/Group/Organization	EDEN INFORMATION AND REFERRAL
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Information and Referral Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
11	Agency/Group/Organization	FAMILY VIOLENCE LAW CENTER
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Domestic Violence Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
12	Agency/Group/Organization	LEGAL ASSISTANCE FOR SENIORS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Senior Services Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
13	Agency/Group/Organization	Alameda Chamber of Commerce
	Agency/Group/Organization Type	Services-Employment Business Leaders Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Business Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
15	Agency/Group/Organization	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

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

The City of Alameda strived to include as broad a group of community stakeholders as possible. No agency types were excluded from participation.

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

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

Table 3 - Other local / regional / federal planning efforts

Narrative

The Alameda County HOME entitlement jurisdictions meet to coordinate planning efforts for each Action Plan. The City will continue to partner with local governments and State agencies to ensure full and complete implementation of the 2015 – 2020 Consolidated Plan and the 2016 Action Plan.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

As required by the City's Citizen Participation Plan, the City holds several hearings and posts related documents, including the Consolidated Plan/Action Plan Priority Needs, 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 public of 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 2016 Action Plan will be published and circulated for public comment from April 4, 2016, through May 2, 2016. Public notices were published in local newspapers and on the Housing Authority website, and all nonprofit partners were notified. On March 24, 2016, 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 3, 2016 the City Council will hear citizens' comments and adopt the 2016 Action Plan.

Efforts Made to Broaden Public Participation

The citizen participation process for the 2016 Action Plan followed the outreach efforts described in the City of Alameda's Citizen Participation Plan. The Citizen Participation Plan describes the City's efforts to encourage citizen participation, particularly by persons and neighborhoods of low and moderate income, providing access to local meetings and records, giving 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-English Speaking - Specify other language: Spanish / Chinese Non-targeted/broad community	Community stakeholders and Citizen Participation to identify Priority Needs for the Annual Action Plan FY16-17	No written comments were received.	No written comments were received.	
2	Public Meeting	Non-targeted/broad community	Social Service Human Relations Board Public Meeting - scheduled for January 7, 2016	No written comments were received. Organizations commented on the need for the safety net services.	All comments were received.	
3	Pre-Proposal Workshop	Possible Applicants	A pre-proposal workshop was held on January 28, 2016 for any FY 2016 Applications at the Housing Authority offices.	Comments were directed to the application itself.	All comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	City Council Needs Public Hearing - Community needs priorities for the 2016 Action Plan.	No written comments were received. Organizations commented on the need for the safety net services.	All comments were received.	
5	Public Meeting	Non-targeted/broad community	Social Service Human Relations Board - Public Meeting to consider public services recommendation on March 24, 2016.	No written comments were received. Organizations commented on the need for the safety net services.	All comments were received.	
7	Public Hearing	Non-targeted/broad community	City Council Public Hearing to adopt the funding recommendations for FY 2016 CDBG Action Plan.	No written comments were received.	No written comments were received.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The 2016 Action Plan covers the period from July 1, 2016 through June 30, 2017, 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 \$1,059,118 in CDBG funds. This is a 1.8% increase from the 2015 allocation. Other CDBG funds noted in the Plan include an estimated \$150,000 in program income from loan repayments. The City of Alameda expects to invest \$156,659 of HOME funding from the Alameda County HOME Consortium within its borders.

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	1,059,118	150,000	0	1,209,118	4,159,000	Funding will be used for the public services, infrastructure development and supporting housing development for extremely low income households.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

With limited federal resources and the high cost of housing development, Alameda needs to leverage other funding to make projects viable and

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

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

The western section of Alameda is known as Alameda Point. This land is the former Alameda Naval Air Station that was closed in 1997. A portion of the site was conveyed to the City in 2013, and will be redeveloped with mixed industrial and residential uses including 1,425 residential units. Another 19 acre parcel will be sold by the Navy to a private developer in 2016 and can accommodate approximately 350 housing units. At both locations, 25% of all units must be affordable to very-low to moderate-income families pursuant to a legal settlement agreement. Additionally, the Housing Authority will take possession of a 13-acre parcel that will be developed with up to 90 units of permanent supportive housing for households eligible for services under the McKinney-Vento Act.

Discussion

The primary activities the City of Alameda will fund in the next year are:

- Development of affordable homeownership opportunities
- Improvement of economic opportunities
- Prevention of homelessness
- Support social services to extremely low income households or safety net services

Each of these activities and projects will require resources outside of the CDBG funding. The City of Alameda expects the 2016 CDBG funded projects to leverage another \$3,753,000 in other funding resources.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing	City-wide	Rental Housing Production Housing Preservation	CDBG: \$535,926	Rental units rehabilitated: 26 Household Housing Unit Other: 63 Other
2	Homelessness	2015	2019	Homeless	City-wide	Homelessness	CDBG: \$9,260	Homeless Person Overnight Shelter: 200 Persons Assisted
3	Non-Housing: Economic Development	2015	2019	Non-Housing Community Development	City-wide	Community Development Economic Development	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
4	Non-Housing: Public Services	2015	2019	Non-Housing Community Development	City-wide	Community Development Public Services	CDBG: \$162,692	Public service activities other than Low/Moderate Income Housing Benefit: 4370 Persons Assisted Other: 500 Other

Table 6 - 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	<p>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 separate goal, although it is in the Public Services Category.</i></p>

Table 7 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

This Action Plan covers the period from July 1, 2016, through June 30, 2017 (FY 2016). The City will receive \$1,059,118 in CDBG entitlement funds for FY 2016. Other CDBG funds noted in the Plan for FY 2016 include an estimated \$150,000 in program income from loan repayments.

The City of Alameda is one of eight members of the Alameda County HOME Consortium. The Consortium was formed so participating jurisdictions could receive HOME funding from the U.S. Department of Housing and Urban Development (HUD). As the lead agency for the Consortium, the County of Alameda prepares and submits a Strategic Plan that describes the planned use of HOME funds by the Consortium. The City of Alameda expects to invest \$156,659 of HOME funding from the Alameda County HOME Consortium within its borders.

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

#	Project Name
1	Alameda Food Bank (AFB) Emergency Food Distribution
2	Building Futures with Women and Children (BFWC) Midway Shelter
3	Family Violence Law Center (FVLC) Direct Legal Services
4	Legal Assistance for Seniors (LAS) Legal Assistance for Alameda Seniors Program
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
9	Alameda Fire Department (AFD) Housing Safety Program
10	Residential Rehabilitation
11	Residential Rehabilitation Program Delivery
12	CDBG Administration
13	Everyone Home (Former CoC)

Table 8 – Project Information

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

The priority for funding in Alameda remains the same in FY 2016 as it was in FY 2015. Meaning, not much has changed from last year into this year. In preparing the FY 2015 Action Plan and the Five-Year Consolidated Plan, the City of Alameda consulted with many community-based service providers. Those open conversations about the continuing needs in the community are held throughout the entire year. This enables the staff responsible for implementing programs to remain connected to the community and not solely focused on the day-to-day implementation of grant regulations.

The City also held two public meetings and one stakeholder meeting to gather comments regarding housing and community development needs. As a result of the public meetings regarding housing and community development needs, the Social Service Human Relations Board (SSHRB) acknowledged the current economic crisis is continuing 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) Emergency Food Distribution
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: \$28,616
	Description	Provides nutritious food to low-income residents. This project is eligible under 24 570.201 (e) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	2,000
	Location Description	1900 Thau Way, Alameda, CA 94501 & City-Wide
	Planned Activities	Provides nutritious food to low-income residents.
2	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: \$74,401
	Description	Homeless Shelter & services for women and children, DV support and emergency homeless prevention. This project is eligible under 24 CFR 570.201 (e).
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	200 Shelter 48 DV Services
	Location Description	DV Shelter Undisclosed location
	Planned Activities	Homeless Shelter & services for women and children, DV support and emergency homeless prevention
3	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: \$19,281
	Description	Crisis counseling, safety planning and other referral services to family violence victims. This project is eligible under 24 CFR 570.201 (e) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	25
	Location Description	City-Wide
	Planned Activities	Crisis counseling, safety planning and other referral services to family violence victims.
4	Project Name	Legal Assistance for Seniors (LAS) Legal Assistance for Alameda Seniors Program
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: \$17,169
	Description	Legal assistance and education for seniors. This project is eligible under 24 CFR 570.201 (e) of the CDBG regulations.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	45 Legal 300 Education
	Location Description	City-Wide
	Planned Activities	Legal assistance and education for seniors
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: \$23,345
	Description	Fair Housing and Tenant/Landlord Counseling. This project is eligible under 24 CFR 570.206 (c) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50 Fair Housing 200 Tenant/Landlord
	Location Description	City-Wide
	Planned Activities	Legal assistance and education for seniors
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	Provide Information and referral services for health, housing and human services throughout Alameda County. This project is eligible under 24 CFR 570.201 (e) of the CDBG regulations.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	2,250
	Location Description	City-Wide
	Planned Activities	Provide Information and referral services for health, housing and human services throughout Alameda County
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 such as job training and placement. This project is eligible under 24 CFR 570.204 of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	40 Job Training
	Location Description	City Wide
	Planned Activities	Financial assistance to approved Community Development Organization providing economic development activities such as 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: \$162,045

	Description	Financial and technical assistance to restore and/or create affordable rental units in existing vacant and underutilized structures. This project is eligible under 24 CFR 570.202 (a) (1) of the CDBG regulations.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	TBD
	Planned Activities	Financial and technical assistance to restore and/or create affordable rental units in existing vacant and underutilized structures.
9	Project Name	Alameda Fire Department (AFD) Housing Safety Program
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing Preservation
	Funding	CDBG: \$20,000
	Description	Financial assistance to assist-low income seniors to maintain residential and accessibility. This project is eligible under 24 CFR 570.202 (a) (1) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	60 Safety 20 Accessible
	Location Description	City-Wide
	Planned Activities	Financial assistance to assist-low income seniors to maintain residential and accessibility
10	Project Name	Residential Rehabilitation
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Housing Production Housing Preservation
	Funding	CDBG: \$123,881

	Description	Single and Multifamily unit residential rehabilitation. This project is eligible under 24 CFR 570.202 (a) (1) of the CDBG regulations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	5
	Location Description	City Wide
	Planned Activities	Single and Multifamily unit residential rehabilitation
11	Project Name	Residential Rehabilitation Program Delivery
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Rental Housing Production Housing Preservation
	Funding	CDBG: \$230,000
	Description	Project Delivery Costs. This project is eligible under 24 CFR 570.202 (b) (9) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-Wide
	Planned Activities	Project Delivery Costs
12	Project Name	CDBG Administration
	Target Area	City-wide
	Goals Supported	Affordable Housing Homelessness Non-Housing: Public Services Non-Housing: Economic Development
	Needs Addressed	Fair Housing

	Funding	CDBG: \$232,564
	Description	Program Administration. This project is eligible under 24 CFR 570.206 (a) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
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. This project is eligible under 24 CFR 570.206 (a) of the CDBG regulations.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	County and City Wide
	Planned Activities	Implementation of Homeless Management Information System (HMIS) and development of funding resources for Alameda and other County homeless programs.

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

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

APC is located at Alameda Point, the former Naval Air Station, 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.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	80

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All activities discussed in this Action Plan are intended for, and open to, income-eligible households and persons within the City of Alameda. Because of this 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. According to the 2010-2014 American Community Survey, 12.9 percent of Alameda residents are living below the poverty line. Both the statistics for the area and public comments direct the City of Alameda fund project that will directly impact those with the most need.

Some programs, however, are administered based on the low and moderate-income status of the neighborhood. Any census tract where more than 48.4% of households have incomes at or below 80 percent of area median income qualifies as a low or moderate-income area.

Discussion

Most of the programs the City of Alameda funds with is annual allocation directly benefit low or moderate income individuals or households. 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-75 Action Plan Barriers to Affordable Housing – 91.420, 91.220 (j)

Introduction

The area continues to grow with households attracted to the historic downtown area and homes with Victorian charm. This demand for housing along with limited space has made the increases in property values to grow exponentially. According to Zillow, one year ago, the median value of a home was \$803,250. The median value of a home has increased by 12.9 percent to \$847,600 today (April 2016). The market has improved since its low point in December 2011 when the median home price was \$515,000.

HUD defines affordable housing as a household paying equal to or less than 30 percent of its gross monthly income towards housing costs. If the household pays more than 30 percent, it is considered cost burden. If the household pays more than 50 percent of its gross monthly income, it is considered to have a severe cost burden. The 2015 Consolidated Plan stated that 22.8 percent of all households have a cost burden, paying more than 30 percent of their gross monthly income towards housing. The Consolidated Plan also stated that 14 percent of all households have a severe cost burden, paying more than 50 percent of gross monthly income towards housing.

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

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

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

Discussion:

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

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

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

Additional challenges exist because of the City's growing limited-English-speaking population. Based on the 2010-2014 American Community Survey 5-Year Estimates for the City Alameda, 34 percent of Alameda's population speak one of 37 languages other than English at home, 16.3 percent 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 outpaces 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 units through the Substantial Rehabilitation program.

In addition to developing affordable housing, the City requires at least 15 percent of all new housing constructed shall be affordable to households earning less than 80 percent of the area median income. The City of Alameda will continue to fund a number of housing assistance programs with CDBG, including fair housing and tenant/landlord counseling services, and both homeowner and rental rehabilitation as part of its efforts to preserve existing affordable housing.

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

Actions planned to reduce lead-based paint hazards

The City participates in the Alameda County Service Area for Lead Abatement (CSALA), which funds the Alameda County Lead Poisoning Prevention Program (LPPP). Through the LPPP, renters and

homeowners receive information about lead hazards in their homes.

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

According to the 2010-2014 American Community Survey, 12.9 percent of the Alameda population lives at or below the poverty line. For a family of four in 2014, the federal government set the poverty level at \$23,850 per year. For a family of four in 2016, the federal government raised the poverty line to \$24,300.

The City's anti-poverty strategy will be carried out during the Action Plan period through a combination of CDBG-funded public initiatives and non-profit services to low-income residents. A range of public services are intended to move families and individuals along a continuum from "in crisis" or "vulnerable" to "stable" or "thriving" members of the community. This keeps within the recommendations of the City's SSHRB. Public services funding will include safety net services and other services helping individuals in poverty move along this continuum. Alameda will fund the following services in FY 2016:

- Emergency food distribution and shelter
- Domestic violence legal services
- Senior legal services
- Employment training and placement
- Fair Housing/Tenant Landlord services

Actions planned to develop institutional structure

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. 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 FY 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.

Discussion

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.

As a recipient of HUD funds, the City of Alameda certifies it will affirmatively further fair housing choice by conducting an analysis of impediments to fair housing choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis and actions taken in this regard. The City of Alameda, in partnership with the Alameda County HOME Consortium, published an Analysis of Fair Housing in May 2015 and its initiatives will cover the same years as the Consolidated Plan, through 2019. Some initiatives from the 2015 Analysis of Impediments to Fair Housing that will be implemented in FY 2016 include:

- Secure federal funding for community development activities through the completion of the annual action plan
- Support local fair housing activities and services, including ongoing fair housing outreach and education
- Support special needs housing, through the Alameda Point Collaborative
- Continue and expand support for affordable housing production, through the various rehabilitation programs run through the Housing Authority of the City of Alameda

Program Specific Requirements

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

Introduction

This Action Plan covers the period from July 1, 2016, through June 30, 2017 (FY 2016). The City will receive \$1,059,118 in CDBG entitlement funds for FY 2016. Other CDBG funds noted in the Plan for FY 2016 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	150,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	150,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

Discussion

The City of Alameda will fund projects in fiscal year 2016 that address the needs outlined in the Consolidated Plan. At least 70 percent of the funds allocated in fiscal year 2016 will help low and moderate-income households directly or indirectly, through housing and social services programs.

CITY OF ALAMEDA
CITIZEN PARTICIPATION PLAN 2015-20
(City Council Meeting May 3, 2016)

The City of Alameda (City) is an Entitlement City in the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. CDBG regulations require Entitlement jurisdictions to have a Citizen Participation Plan which describes the City's policies and procedures for public involvement in the CDBG program and offers provisions which:

- Provides for and encourages citizen participation, particularly by persons of low income and in low-income neighborhoods;
- Provides citizens with reasonable and timely access to local meetings, information and records related to the City's proposed use of Program funds;
- Provides for technical assistance in developing proposals for funding;
- Provides for convenient and accessible public hearings to obtain citizen views and questions regarding needs, proposed activities and Program performance;
- Provides for timely written answers to written complaints and grievances; and
- Provides non-English speaking and disabled residents a method for participating in public hearings.

The following text describes actions to be taken by the Community Development Department (CDD) and/or its designated program administrator to ensure that the above requirements are met.

PARTICIPATION OF LOW-INCOME PERSONS AND RESIDENTS OF LOW-INCOME NEIGHBORHOODS

Who Are Low-Income Residents? Where Are Low-Income Neighborhoods?

To be eligible for Program assistance, a family must have an income at or below 80% of adjusted median income (AMI). Annually, HUD publishes income data¹ for Program eligibility, also known as Section 8 Income Limits, by family size. (Updated income limits can always be found on the City's housing website at www.alamedahousing.org.) Attachment A to this Plan is a map which shows neighborhoods where at least 48.4% of the households qualify as Low-income based upon the 2010 census data. Persons whose incomes are at or below 80% AMI, and/or who live in assisted housing and/or a low-income neighborhood are particularly encouraged to become familiar with the purpose and activities of the Program.

1 Family Size	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Low Income (80% of Median)	50,150	57,300	64,450	71,600	77,350	83,100	88,800	94,550

Effective 3/25/15 Based on median income for the Oakland PMSA.

How Can Low-Income Residents Participate in the Program?

Low-income residents may participate in the Program by talking or writing directly to the City Council, CDD and/or the Housing Authority of the City of Alameda (AHA) as the City's program administrator about housing and community development needs; making proposals for the use of Program funds to benefit low-income residents and/or neighborhoods; and talking or writing directly to the City Council, CDD and/or the Housing Authority as the City's program administrator regarding the proposed use of Program funds, performance and results. Low-income residents also may participate as beneficiaries of the program services offered by CDD or by CDD-funded community-based organizations.

REASONABLE AND TIMELY ACCESS TO PROGRAM INFORMATION

How Can Low-Income Residents Learn About the Program?

The AHA has a services agreement with the City of Alameda and is the program administrator responsible for providing information about CDBG. Requests for specific information regarding the activities, regulation and/or administration of the CDBG program should be directed to AHA staff, who may be contacted in person or by phone Monday - Thursday, 8:30 a.m. to 5:00 p.m. The AHA is located at 701 Atlantic Ave. (Voice), 510-747-4300 (Fax) and 510-522-7848 (TDD) 510.522.8467; email: hainfo@alamedahsg.org.

Alameda County Housing and Community Development (ACHCD) is the lead agency for the consortium of public agencies which administers HOME funds throughout Alameda County, including within the City of Alameda. Information regarding HOME-funded activities in Alameda is available through AHA staff, who may be contacted in person or by phone Monday - Thursday, 8:30 a.m. to 5:00 p.m. The AHA is located at 701 Atlantic Ave. (Voice), 510-747-4300 (Fax) and 510-522-7848 (TDD) 510.522.8467; email: hainfo@alamedahsg.org. For more information regarding the HOME Consortium's Citizen Participation Plan, including public hearings and opportunities to comment on the proposed use of HOME funds, contact ACHCD at 510-670-5280 (Voice), 510-265-0253 (TDD).

Citizens are encouraged to review and print available program documents, including Request for Proposals and proposed and adopted Program Plans and Performance Reports, on the AHA website at www.alamedahsg.org. They are also available at the City Clerk's office, 2263 Santa Clara Ave., Room 380, Alameda, CA 94501 during regular business hours. Citizens may request and receive copies of routine public documents related to the Program from the CDD at nominal cost, as set forth in the City's "Standardized Photocopy Fees," included as Attachment B to this Plan; however, the CDD encourages citizens with large requests to call at least one business day in advance.

CDD and/or AHA periodically makes information available to citizens through the publication of notices in a local paper of general circulation. The City Council selects a newspaper of record to publish its notices. Currently, official public notices appear as legal notices in the Alameda Journal. Copies of public notices also are posted or available at the Main, West End, and Bay Farm branches of the Alameda Free Library, and on AHA's main website www.alamedahsg.org.

CDD and AHA also announce information during the City Council meetings so that citizens have access to this information. In addition, public notices, meeting minutes, and meeting audio files can be downloaded from the City website at www.alamedaca.gov.

When Is Published Information Regarding CDBG and HOME Activities Made Available?

The following publication schedule generally applies:

Fall/Winter September - February:

- Notice of Program Funding Availability;
- Invitation of Public Comments Regarding Housing and Community Development Needs;
- Announcement of Public Hearing on Housing and Community Development Needs, Program Performance, and if appropriate, Proposed Program Funding (30-day comment period);
- Request for Proposals (RFP) for CDBG Projects (may be annually or every other year).

Spring March- April:

- Invitation of Public Comments regarding, and Announcement of Public Hearing on Proposed Consolidated Plan and/or Annual Action Plan for use of Program Funds (30-day comment period)

Summer/Fall August-September:

- Notice of Program Performance Report Availability (15-day comment period)

CDD from time to time becomes aware of additional funds available for allocation. CDD may recommend funding of projects proposed by City staff or others already on file with the AHA. Publication of these and other proposed actions not listed above will be noticed in accordance with the following:

- Notices of public hearings are published at least thirty (30) days in advance of the meeting at which the hearing will take place.
- Invitations for public comments and/or submission of other written materials are published at least fifteen (15) days in advance of the submission deadline.

Regulations require an amendment to the Consolidated Plan and Annual Action Plan when the City decides not to carry out an activity, decides to add a new activity, or substantially changes the purpose, scope, location or beneficiaries of an activity. "Substantial change" in an activity includes:

- A variation of \$15,000 or more than 25% of the funded amount (whichever is greater);
- A 50% or greater variation in the quantifiable objectives of the activity (such as number of persons served, units of service, linear feet of concrete, etc.);
- A change in the goal(s) of the activity (such as job creation, acquisition of a facility, provision of child care);and/or

CDD and AHA as the program administrator publishes notices announcing proposed amendments to the Consolidated Plan and Annual Action Plan. Citizens' comments (30-day comment period) regarding these amendments are considered by the City Council during deliberations on the proposed amendments.

The Alameda City Council meets on the 1st and 3rd Tuesday of each month beginning at 7:00 p.m. Public hearings and other CDD-related items to be considered by the City Council are identified in the meeting agenda, which is available from the City Clerk's office (City Hall, 2263 Santa Clara Avenue, Room 380) 12 days preceding the City Council meeting. An agenda is posted on the bulletin board outside of City Hall and on the bulletin board at the meeting site and can be accessed on the City's website: www.alamedaca.gov. The City Council meets in at the City Council Chambers, City Hall, third floor. The City Hall is on a major bus line and has public bicycle, automobile, and disabled parking immediately adjacent to the building.

TECHNICAL ASSISTANCE TO LOW- AND MODERATE-INCOME GROUPS

What Assistance is Available to Help Groups Develop Proposals for Funding?

The CDD's Request for Proposals (RFP) provides detailed information regarding Program rules and eligibility and includes instructions for completing the proposal form. CDD formally requests program proposals through a published notice, which includes the schedule for submission and possible funding. Proposals are accepted, evaluated, and may be recommended to the City Council for partial or full funding per the published schedule. RFP's are released annually or every other year depending on funding needs.

During this process, groups desiring information and guidance regarding the development of a specific project proposal should attend the pre-proposal conference at the beginning of the RFP period and may reserve up to 30 minutes of staff time; additional time may be allocated upon request and at the discretion of Department staff.

Upon request, CDD will also accept and review Program proposals at other times of the year and will provide guidance as to the eligibility and appropriateness of the proposed projects. Such proposals may, at CDD's discretion, be recommended for funding through amendments to the Consolidated Plan and Annual Action Plan, subject to citizen comment and City Council adoption.

It should be understood that the proposer is responsible for both the content and preparation of the proposal, and that the staff makes no commitments regarding the feasibility and/or fundability of a specific project.

CITIZEN'S VIEWS AND QUESTIONS REGARDING THE PROGRAMS

How Can Citizens Comment on Housing and Community Development Issues?

Citizens may comment on housing and community development issues at public hearings before the City Council, as described above. The City Council will consider oral and written citizen comments on all aspects of the Program prior to Council actions. A summary of such comments will be attached to the related Program documents as adopted by the City Council. Citizens may comment on non-agenda housing and community development items during the Oral Communications portion of City Council meetings, generally held the first and third Tuesdays of the month. Records of oral and written comments are retained by the City for a minimum of five (5) years. In addition, citizens may comment orally or in writing directly to the CDD at the address above. Generally speaking, no record of oral comments made directly to the Department is retained by the Department; therefore, if a citizen desires his or her comments to become a matter of permanent record, comments should be made in writing.

TIMELY WRITTEN ANSWERS TO WRITTEN COMPLAINTS AND GRIEVANCES

How Are Complaints and Grievances Regarding the Program Handled?

CDD provides written response to written complaints and grievances from citizens, within 15 business days where practicable. However, citizens having complaints regarding a specific CDD-funded agency or organization are encouraged to direct their complaints to the Board of Directors of that agency and to send a copy of the complaint to CDD. CDD program staff will review subgrantees' responsiveness to such complaints as part of its regular monitoring process and respond if and as appropriate.

NON-DISCRIMINATION POLICY

The City of Alameda encourages minorities, women, and people with disabilities to participate in the planning and implementation of, and to seek CDBG/HOME funding from the City's Community Development Department. It is the City's policy that all aspects of the City's CDBG/HOME program shall be conducted without regard to

grounds of 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. Requests for reasonable accommodations should be made in advance to the City of Alameda. Hearing impaired TDD (510) 522-8467.

PROVISIONS FOR NON-ENGLISH SPEAKING RESIDENTS

How Can Non-English Speaking Residents Participate in Public Hearings?

The City of Alameda has a network of employees speaking some 40 languages who can act as interpreters for residents seeking information regarding programs. If notified at least five business days in advance that non-English speaking residents wish to participate in a public hearing for CDBG/HOME-funded programs, AHA will arrange to have an interpreter present. Please contact AHA staff at (510) 747-4300 (Voice) (510) 522-8467 (TDD) or email hainfo@alamedahsg.org.

PROVISIONS FOR PERSONS WITH DISABILITIES

If notified at least two business days in advance that person(s) with disabilities will need assistance to participate in a public hearing concerning CDBG/HOME-funded programs, the AHA will arrange to have an interpreter, reader, or aide available as needed. Accessible seating for persons with disabilities (including those using wheelchairs) is available. Minutes of the meeting are available in enlarged print. Audiotapes of the meeting are available upon request. Please contact AHA at 510-747-4300(Voice), 510-522-8467 (TDD) or email (hainfo@alamedahsg.org) at least five business days before the meeting to request any other reasonable accommodations that may be necessary.