



2017 Action Plan - DRAFT 03/31/17

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

City of Alameda
2017 Action Plan
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Executive Summary

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

1. Introduction

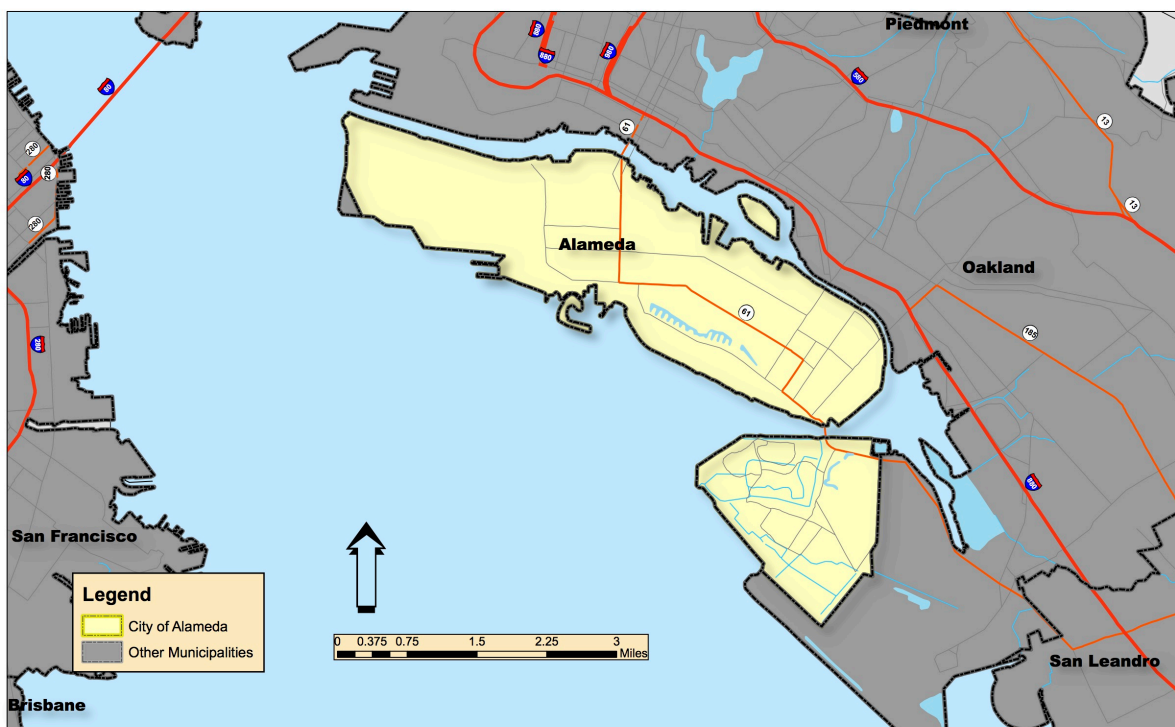
According to the American Community Survey 2015 estimates, the City of Alameda is an island city of 78,630 people. Approximately 12.4 square miles, the City is in the geographic center of the San Francisco Bay, 12 miles east of San Francisco and separated from the City of Oakland by an estuary. Exhibit 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 2017 is estimated to be \$1,059,118 and is subject to federal budget appropriations.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The annual allocation for all communities in 2016 will be \$2,178,668. The City of Alameda expects to receive \$156,659 of that allocation in 2017 and is subject to federal budget appropriations.

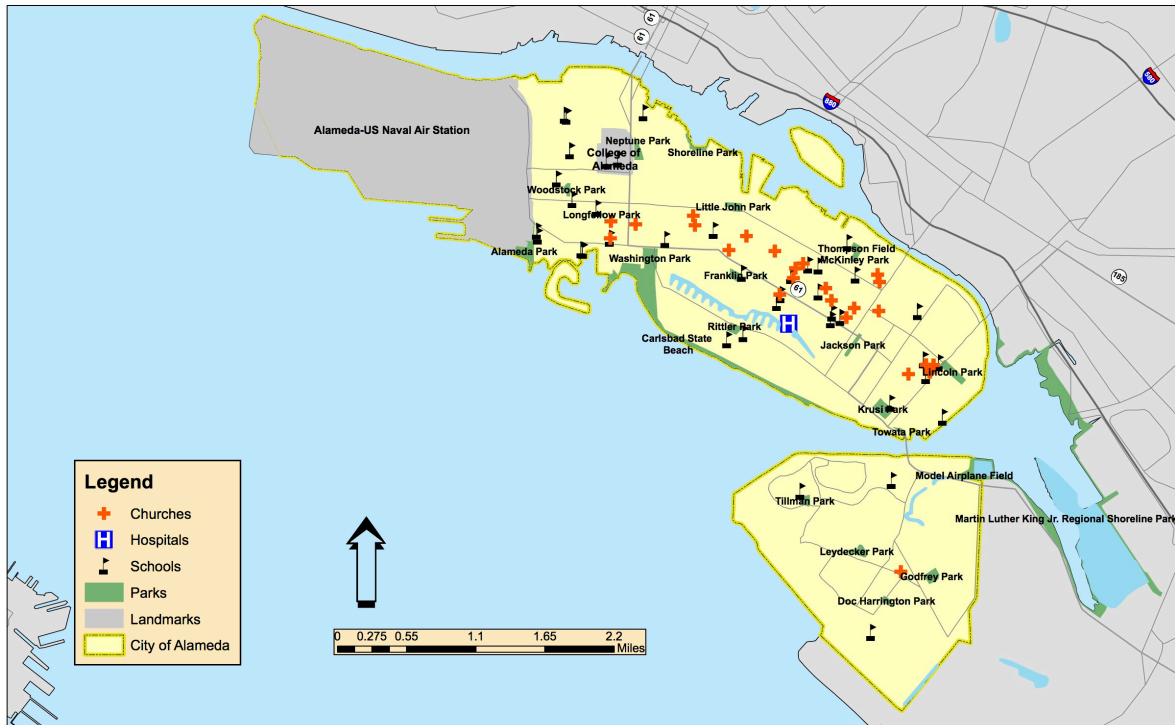
To receive funding each year, the City of Alameda, in conjunction with the Alameda County HOME Consortium, must complete a five-year strategic plan called a Consolidated Plan. The Consolidated Plan is an assessment of the needs in the community relating to housing, social and public services, and public infrastructure. The analysis looks at the populations most affected by the current housing stock, state of the economy and the ability to meet daily living needs. The Consolidated Plan then outlines priorities and goals to address those needs. 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 2015. This is the Action Plan for fiscal year 2017, the third year of the Consolidated Plan. It will cover the City of Alameda CDBG allocation, beginning July 1, 2017 and ending Jun 30, 2018.



Map of Alameda



Points of Interest in Alameda

2. Summarize the objectives and outcomes identified in the Plan

The City of Alameda has developed several priorities and objectives in its five-year Consolidated Plan to address needs in the community. The primary objectives 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 percent AMI), very-low (50 percent AMI), and low (80 percent 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 the second year of the 2015 – 2019 Consolidated Plan. Many of the projects outlined in the second-year Action Plan, approved in May 2016, are still underway. The following are accomplishments from the fiscal year 2015.

- 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 – one facility 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

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 in 2015. Following the plan, the City published notices inviting and encouraging comments regarding the 2017 Action Plan and held one public hearing. All public notices are translated and published in the local English, Spanish and Chinese 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 available for public comment from March 31, 2017 to May 1, 2017.

Other opportunities for citizen participation included the community meetings conducted by the City's Boards and Commissions. Meetings to address community need are held by the 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 collaboration between the Alameda Unified School District, Alameda County Supervisor's Office, and the City. It meets in Alameda on the third Wednesday of every month with more than 30 youth and family service providers in attendance. These meetings provide valuable feedback on the needs of youth in Alameda from the perspective of the community at large, including parents, children, and youth. Lastly, the SSHRB, through its workgroups, meets to evaluate needs and facilitate community conversations and actions on issues facing the community.

5. Summary of public comments

The draft form of this Action Plan will be available for 30 days for public comment beginning March 31, 2017 and ending May 1, 2017. Draft copies of the document are 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.

Final comments will be included in the final submission document to HUD.

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

The draft form of this Action Plan will be available for 30 days for public comment from March 31, 2017 through May 1, 2017. Draft copies are 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.

Final comments will be included in the final submission document to HUD.

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 \$847,600. The median value of a home has increased by 6.7 percent to \$897,900 today (March 2017). 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 2017 to address the priorities and goals of the 2015 – 2019 Consolidated Plan.

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 2017 is estimated to be \$1,059,118. The federal government has not passed a budget for the 2017 fiscal year. Until a budget is passed, HUD will wait to issue final allocations to each of the cities. The City of Alameda has written this Action Plan based on the previous year's allocations, and is subject to federal budget appropriations.

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 2017 is estimated to be \$2,178,668. The City of Alameda expects to receive \$156,659 of HOME funding in FY 2017. Information regarding the HOME grant will be included in the Alameda County 2017 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

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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 2017 Action Plan needs and priorities are based on information developed and compiled from community, public and nonprofit partner agencies, and from the public. The Consolidated Plan and 2017 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 2017 Action Plan, the third year of the 2015--2019 Consolidated Plan, was prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, comprised of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. The Alameda County Lead Poisoning Prevention Program provided valuable information on the number of households at risk of lead poisoning and the programs currently operating or planned to mitigate lead-based paint hazards. The three public housing authorities operating in the Alameda County HOME Consortium (City of Alameda, City of Livermore, and Alameda County [including the City of Dublin]) were consulted to obtain current data on public housing and Section 8 housing needs, public housing improvements, and other activities.

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

Ongoing interactions with Alameda County jurisdictions, Alameda service providers, community groups, and citizens provide a broad knowledge base of housing and social service needs for the homeless 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, 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. They share overlapping client populations and 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 2016-2017. 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 Homeless Management Information System (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 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. They focused on a consistent countywide 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 met regularly to coordinate the best use of future ESG funding with EveryOne Home. After those meetings, EveryOne Home held a public community-wide meeting on March 1, 2012 where additional input was solicited regarding the use of ESG funds. A series of meetings with EveryOne Home and the ESG grantees continued through the year and a coordinated ESG program was established and implemented in early 2013. This coordinated program will use this same structure for FY17 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-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
9	Agency/Group/Organization	BUILDING FUTURES 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 AND 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 2017 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 meeting 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; 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 2017 Action Plan was published and circulated for public comment from March 31, 2017 through May 1, 2017. Public notices were published in local newspapers and on the Housing Authority website, and all nonprofit partners were notified. On May 2, 2017, the City Council will hear citizens' comments and adopt the 2017 Action Plan.

Efforts Made to Broaden Public Participation

The citizen participation process for the 2017 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 regardless 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.

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 FY17-18	No written comments were received.	No written 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)
2	Public Meeting	Non-targeted/broad community	Social Service Human Relations Board Public Meeting - scheduled for December 1, 2016.	No written comments were received. Organizations commented on the need for the safety net services.	All comments were received.	
3	Public Meeting	Non-targeted/broad community	City Council Needs Public Hearing - Community needs priorities for the 2017 Action Plan. January 3, 2017.	No written comments were received. Organizations commented on the need for the safety net services.	All comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	City Council Public Hearing to adopt the funding recommendations for FY 2017 CDBG Action Plan. May 2, 2017			
5	30-Day Comment Period	Non-targeted/broad community	30-day comment period for the FY 2017 Action Plan. March 31, 2017 to May 1, 2017			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The 2017 Action Plan covers the period from July 1, 2017 through June 30, 2018 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 percent 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.

The 2017 Draft Action Plan is written based on past allocations from FY 2016. These amounts are contingent on the U.S. Congress passing a budget and allocating funds to the U.S. Department of Housing and Urban Development. If the amount of funding approved by the U.S. Congress should change from these amounts, the City of Alameda will proportionally increase or decrease the annual project amounts from the estimating funding levels to match the actual allocation amounts. All activities funded through CDBG/HOME will be proportionally increased or decreased from the estimated funding levels to match the actual CDBG/HOME grant amounts once appropriated by Congress.

In the unlikely event that the federal budget has not been adopted by the start of the City fiscal year (July 1, 2017), no CDBG funds would be available until a budget is adopted. Staff has therefore contacted the recommended sub-recipients and communicated the possibility of not having CDBG/HOME funds available at the start of the July 1, 2017 fiscal year. Sub-recipients are expected to have a contingency plan in place.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				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	2,118,236	Funding will be used for public services and supporting housing development for 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 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 percent 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 2017 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: \$435,926	Homeowner Housing Rehabilitated: 106 Household Housing Unit
2	Homelessness	2015	2019	Homeless		Homelessness	CDBG: \$83,661	Homeless Person Overnight Shelter: 248 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		Community Development Public Services	CDBG: \$106,967	Public service activities other than Low/Moderate Income Housing Benefit: 4870 Persons Assisted

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/Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

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 percent AMI), very-low (50 percent AMI), and low (80 percent 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>
5	Goal Name	Non-Housing: Public Facilities/Infrastructure
	Goal Description	Support infrastructure improvements in neighborhoods with low to moderate income residents. Improvements can reduce architectural barriers for disabled individuals and increase mobility for all residents.

Table 7 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

This Action Plan covers the period from July 1, 2017 through June 30, 2018 (FY 2017). The City will receive \$1,059,118 in CDBG entitlement funds for FY 2016. Other CDBG funds noted in the Plan for FY 2017 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.

The 2017 Draft Action Plan is written based on past allocations from FY 2016. These amounts are contingent on the U.S. Congress passing a budget and allocating funds to the U.S. Department of Housing and Urban Development. The following proposed projects will be proportionally increased or decreased from the estimated funding levels to match the actual allocation amounts: Administration, Program Delivery, Public Services, Economic Development. The proposed Public Improvements (water main replacement) project is a back-up activity that will be funded only if sufficient CDBG funding is allocated. Similarly, the Eagle Family Housing project is a back-up activity that will be funded only if sufficient HOME funding is allocated.

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
5	Eden Council for Hope & Opportunity (ECHO) Housing Counseling

#	Project Name
6	Eden I&R 211 Information & Referral
7	Alameda Point Collaborative (APC) Community Based Development Corporation (CBDO):
8	City Community Development Department (CDD) Substantial Rehabilitation
9	Alameda Fire Department (AFD) Housing Safety Program
10	City Community Development Department (CDD) Residential Rehabilitation Program Delivery
11	CDBG Administration
12	Everyone Home (former CoC)
13	Public Works Water Main Replacement

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 2017 as it has been in the first two years of the 2015 Consolidated Plan. 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 these meetings, 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. The Project is eligible under 570.201(e) of the CDBG regulations.
	Target Date	6/30/2018
	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 services for women and children, DV support and Emergency Homeless Prevention Services. This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2018
	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 services for women and children, DV support and Emergency Homeless Prevention Services
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	Legal advice, crisis counseling, document preparation, and legal representation. This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	25
	Location Description	City-wide

	Planned Activities	Legal advice, crisis counseling, document preparation, and legal representation
4	Project Name	Legal Assistance for Seniors (LAS) Legal Assistance for Alameda Seniors
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: \$17,169
	Description	Legal services and education presentations for seniors. This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2018
	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 services and education presentations for seniors
5	Project Name	Eden Council for Hope & Opportunity (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	Tenant/Landlord Counseling Services and Fair Housing Services. This project is eligible under 24 57.201(e) the CDBG regulations.

	Target Date	6/30/2018
	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	
6	Project Name	Eden I&R 211 Information & Referral
	Target Area	City-wide
	Goals Supported	Non-Housing: Public Services
	Needs Addressed	Community Development Public Services
	Funding	CDBG: \$18,556
	Description	Provide information and referrals to health, housing, and human services that exist in Alameda County. This project is eligible under 24 57.201(e) the CDBG regulations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	2250
	Location Description	City-Wide
	Planned Activities	Provide information and referrals to health, housing, and human services that exist in Alameda County.
7	Project Name	Alameda Point Collaborative (APC) 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	Economic development activities that include job training and employment placement. This project is eligible under 24 57.204 the CDBG regulations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	40 Job Training
	Location Description	City-Wide
	Planned Activities	Economic development activities which include job training and employment placement
8	Project Name	City Community Development Department (CDD) Substantial Rehabilitation
	Target Area	City-wide
	Goals Supported	
	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 or underutilized structures. This project is eligible under 24 570.202 (a)(2), 570.208 (a)(3) the CDBG regulations.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	Housing Authority of the City of Alameda (Program Administrator) TBD
	Planned Activities	Financial and technical assistance to restore and/or create affordable rental units in existing vacant or 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: \$43,881
	Description	Financial Assistance to assist low-income seniors to maintain residential safety and accessibility. The Project is eligible under 570.202(a)(2) of the CDBG regulations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	60-Safety 40-Accessibility
	Location Description	City-Wide
	Planned Activities	Financial Assistance to assist low-income seniors to maintain residential safety and accessibility.
10	Project Name	City Community Development Department (CDD) Residential Rehabilitation Program Delivery
	Target Area	City-wide

	Goals Supported	Affordable Housing
	Needs Addressed	Rental Housing Production Housing Preservation
	Funding	CDBG: \$230,000
	Description	Residential rehabilitation programs project related delivery costs. The Project is eligible under 570.202 (a)(2) & 570.208 (a)(3) of the CDBG regulations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	5
	Location Description	Housing Authority of the City of Alameda (Program Administrator) City-wide
	Planned Activities	Residential rehabilitation programs project related delivery costs.
11	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/Infrastructure
	Funding	CDBG: \$241,824
	Description	Project Administration. The Project is eligible under 570.206(a) of the CDBG regulations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Project Administration.
12	Project Name	Everyone Home (former CoC)
	Target Area	City-wide
	Goals Supported	Homelessness
	Needs Addressed	
	Funding	CDBG: \$9,260

	Description	Implementation of Homeless Management Information System (HMIS) and development of funding resources for Alameda County homeless programs. This project is eligible under 24 CFR 570.206 (a) of the CDBG regulations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The entire CoC will benefit from this activity.
	Location Description	City wide
	Planned Activities	Implementation of Homeless Management Information System (HMIS) and development of funding resources for Alameda County homeless programs.
13	Project Name	Public Works Water Main Replacement
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Community Development Public Facilities/Infrastructure
	Funding	CDBG: \$100,000
	Description	Replacement of substandard main along 2400 block of Eagle Ave to meet EBMUD requirements. 570.201 (c)
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates 20 people will benefit from this activity.
	Location Description	2400 block of Eagle Ave

	Planned Activities	Replacement of substandard main along 2400 block of Eagle Ave to meet EBMUD requirements
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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 percent are children). Supportive housing is housing attached to social services, helping those with the most need to consistently receive support until they are self-sufficient.

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

Geographic Distribution

Target Area	Percentage of Funds
City-wide	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 2011-2015 American Community Survey, 9.8 percent of Alameda residents are living below the poverty line. Both the statistics for the area and stakeholder comments direct the City of Alameda fund project that will directly impact those with the most need.

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

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 \$847,600. The median value of a home has increased by 6.7 percent to \$897,900 today (March 2017). 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 whole community 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 2011-2015 American Community Survey Five-Year Estimates for the City Alameda, 33.7 percent of Alameda's population speaks one of 37 languages other than English at home. The City has analyzed the language needs of the community and is working to improve language access to Chinese, Tagalog, Spanish, and Vietnamese-speaking populations. Language needs are continually being addressed in partnership with nonprofit organizations providing social services. Public outreach and announcements regarding the 2017 Action Plan have been converted to these languages to include the population that does not speak English.

Actions planned to foster and maintain affordable housing

The need for affordable rental and for-sale housing far outpaces supply. The City continually works to preserve existing affordable housing and to increase the supply of affordable housing. 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 several housing assistance programs with CDBG, including fair housing and tenant/landlord counseling services, and both homeowner and rental rehabilitation as part of its efforts to preserve existing affordable housing.

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

Actions planned to reduce lead-based paint hazards

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

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 2011-2015 American Community Survey, 9.8 percent of the Alameda population lives at or below the poverty line. For a family of four in 2016, the federal government raised the poverty line to \$24,300 and remains there for 2017.

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 2017:

- Emergency food and shelter
- Domestic violence 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 several 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 2017 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 2017 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(l)(1,2,4)

Introduction

This Action Plan covers the period from July 1, 2017 through June 30, 2018 (FY 2017). The City estimates it will receive \$1,059,118 in CDBG entitlement funds for FY 2017. Other CDBG funds noted in the Plan for FY 2017 include an estimated \$150,000 in program income from loan repayments.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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
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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 percent of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

80.00%

Discussion

The City of Alameda will fund projects in fiscal year 2017 that address the needs outlined in the Consolidated Plan. At least 80 percent of the funds allocated in fiscal year 2017 will help low and moderate-income households directly or indirectly, through housing and social services programs.