

Executive Summary

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

1. Introduction

The City of Alameda is an island city located in the geographic center of San Francisco Bay, 12 miles east of San Francisco and separated from the City of Oakland by an estuary. The City of Alameda is approximately 12.4 square miles and is home to an estimated 78,630 people. Exhibit A is a map showing the City's boundaries. Alameda is defined by the U.S. Department of Housing and Urban Development (HUD) as an entitlement city. As an entitlement city, the City of Alameda receives an annual allocation of the Community Development Block Grant (CDBG) to use for housing, economic development and social services. The annual allocation for 2018 is to be \$1,127,434.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The allocation for all communities in 2018 will be \$3,289,478. The City of Alameda expects to receive \$244,691 of that allocation in 2018.

To receive funding each year, the City of Alameda, in conjunction with the Alameda County HOME Consortium, must complete an Action Plan. The Consolidated Plan is an assessment of the needs in the community relating to housing, social and public services, and public infrastructure. The analysis looks at the populations most affected by the current housing stock, state of the economy and the ability to meet daily living needs. The Consolidated Plan then outlines priorities and goals to address those needs. The Action Plan outlines 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 2018, the fourth year of the

Consolidated Plan. It will cover the City of Alameda CDBG allocation, beginning July 1, 2018 and ending Jun 30, 2019.

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 fourth year of the 2015 – 2019 Consolidated Plan. Many of the projects outlined in the third-year Action Plan, approved in May 2017, are still underway. Table 1 shows accomplishments towards the five-year goals from 2015-2019 Consolidated Plan as of the end of fiscal year 2017.

| Goal | Units of Measure Completed | Percent of Five Year Goal Reached |
|---|-----------------------------------|--|
| Create affordable rental housing | 174 Homes | 696% |
| Create affordable housing for homeowners | 31 Homes | 124% |
| Provide Individuals with Overnight Emergency Shelter | 208 People | 104% |
| Prevent Homeless for Individuals | 0 People | 0% |
| Provide job training for Low to Moderate Income Persons | 49 People | 122% |
| Fund the food pantry to assist local families. | 11,003 People | 230% |
| Fund other public services to help local families. | 44 People | 110% |
| Improve Public Infrastructure | 7440 People | 100% |

Table 1 - Two Year Accomplishments towards 2015 Consolidated Plan Goals

4. Summary of Citizen Participation Process and consultation process

The development of the Annual Plan includes formal citizen participation, following a Citizen Participation Plan. 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 2018 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 April 13, 2018 to May 15, 2018.

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 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 April 13, 2018 and ending May 15, 2018. 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 published in the final draft of the 2018 Action Plan.

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 beginning April 13, 2018 and ending May 15, 2018. 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.

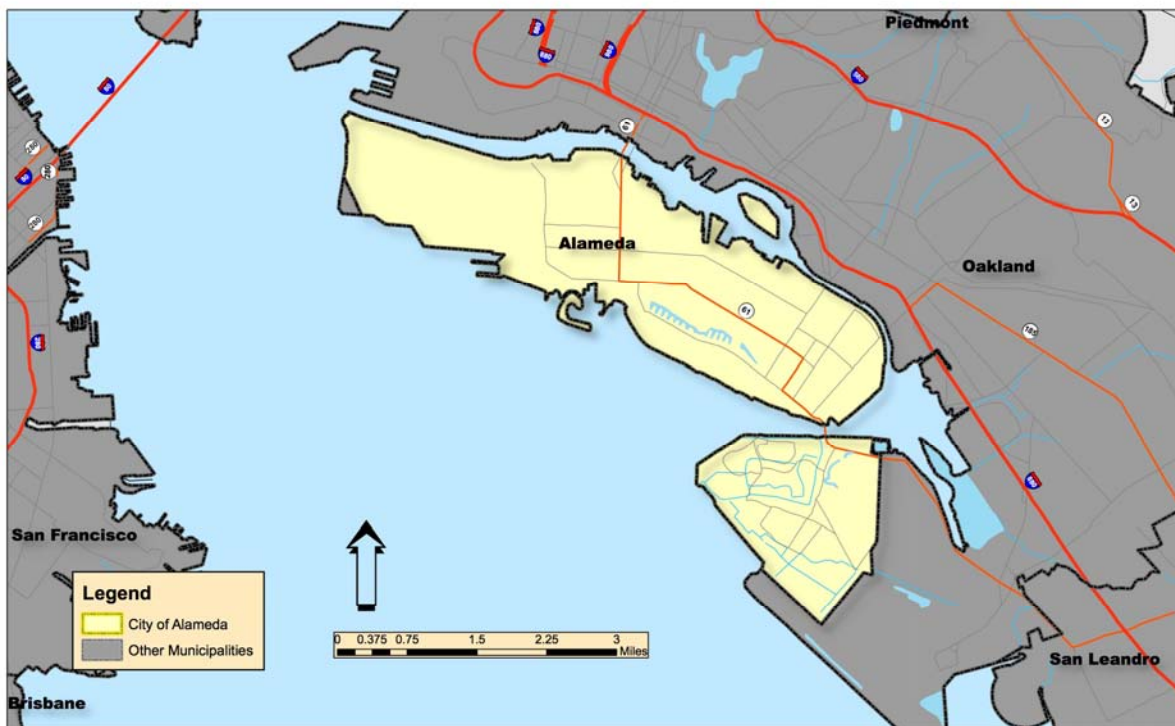
Final comments will be published in the final draft of the 2018 Action Plan.

7. Summary

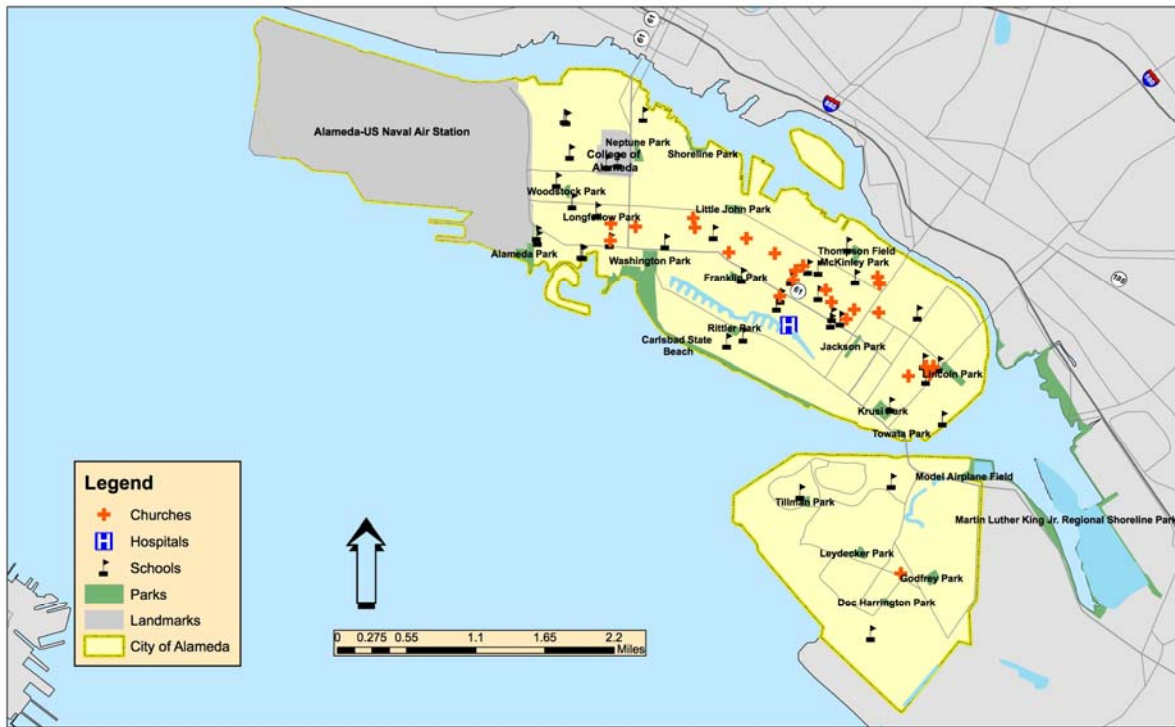
The City of Alameda will spend the year striving to meet the needs of the residents of the community. The area continues to grow with households attracted to the historic downtown area and homes with Victorian charm. This demand for housing along with limited space continues to affect the median home value, the

increasing the value exponentially. According to Zillow, two year ago the median value of a home was \$847,600. The median value of a home has increased by 16.9 percent to \$991,200 today (March 2018). The market has improved since its low point in December 2011 when the median home price was \$515,000. 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 2018 to address the priorities and goals of the 2015 – 2019 Consolidated Plan.



Map of Alameda



Points of Interest in Alameda

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 COUNTY | Housing & Community Development |
| CDBG Administrator | CITY OF ALAMEDA | Community Development Department |
| HOPWA Administrator | ALAMEDA COUNTY | Housing & Community Development |
| HOME Administrator | ALAMEDA COUNTY | Housing & Community Development |
| HOPWA-C Administrator | ALAMEDA COUNTY | Housing & Community Development |

Table 2 – Responsible Agencies

Narrative

The City of Alameda receives an annual allocation of Community Development Block Grant funding (CDBG). The allocations are approximately \$1 million every year, for a total of \$1.5 million over the five years of the 2015 -2019 Consolidated Plan. The annual allocation for 2018 is \$1,127,434.

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 2018 allocation for all communities in 2018 is \$3,289,478. The City of Alameda expects to receive \$244,691 of that allocation in 2018. Information regarding the HOME grant will be included in the Alameda County 2018 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 Lisa Fitts

Housing Authority of the City of Alameda

Housing & Community Development Department

701 Atlantic Ave

Alameda, CA 94501

(510) 747-4349

lfitts@alamedahsg.org

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

1. Introduction

The Consolidated Plan and 2018 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 2018 Annual Action Plan 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 2018 Action Plan, the fourth 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. 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. In 2009, Alameda County analyzed system-wide outcomes and crafted the standard of accountability by which it would evaluate its efforts to end homelessness on an annual basis. The System-wide Outcomes and Efficiency Measures were adopted in 2010, with the first Achieving Outcomes Report published in 2011 covering 2010 results, and annually thereafter. In 2014, the EveryOne Home Plan adopted seven HUD performance measures as part of the annual reports. These measures include:

1. Length of Time Persons Remain Homeless;
2. Returns to Homelessness;
3. Number of Homeless Persons;
4. Employment and Income Growth for Homeless Persons;
5. Number of Persons Who Become Homeless for the First Time;
6. Homelessness Prevention and Housing Placement of person Defined by Category 3 of HUD's Homeless Definition in CoC Programs-funded Projects; and,
7. Successful Exits.

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 Five-Year Plan for Fiscal Year 2015-2016 to 2019-2020 and its Annual Plan for Fiscal Year 2018-2019. The Housing Authority owns and manages 576 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 FY18 ESG funding.

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

Table 3 – Agencies, groups, organizations who participated

Annual Action Plan
2018

11

| | | |
|---|--|--|
| 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? | Parks and 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 & 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 4 - 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 2018 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). 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.

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. 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 SSHRB regularly schedules public hearings to identify needs and administers an annual survey. In December 2017, the SSHRB conducted its most recent community needs assessment. The survey asked respondents to respond questions about the levels of community needs, experience with housing discrimination, demographics of their household, level of participation in community services and where the respondents lived. Taken together, the surveys and public hearing input provide data that is then used in preparing a consolidated plan for the expenditure of CDBG funds that is submitted by the City to HUD for approval.

The City of Alameda released a draft Action Plan for a period of 30 days. This comment period occurred from April 13, 2018 until May 15, 2018. At the time of the publication of the 2018 Draft Action Plan, the City of Alameda based narrative and project funding levels on past allocations from FY 2017. On May 1, 2018, HUD announced the CDBG allocations for FY 18-19. Staff updated the draft Action Plan, based on

the contingency plan which had previously been enumerated and communicated. (No public comments had been received prior to the updates.)

On May 15, 2018, the City Council will hear citizens' comments and adopt the 2018 Action Plan. The City of Alameda approved the plan based on the actual allocation of \$1,127,434.

Comments from the public will be published as part of the final draft 2018 Action Plan.

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 | Public Meeting | 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 FY18 via on-line survey. | No written comments were received. | No written comments were received. | |
| 3 | Public Meeting | Non-targeted/broad community | City Council Needs Public Hearing - Community needs priorities for the 2018 Action Plan. January 16, 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 2018 CDBG Action Plan. May 15, 2018 | | | |
| 5 | 30-Day Comment Period | Non-targeted/broad community | 30-day comment period for the FY 2017 Action Plan. April 13, 2018 to May 15, 2018. | | | |

Table 5 – Citizen Participation Outreach

Expected Resources

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

Introduction

The 2018 Action Plan covers the period from July 1, 2018 through June 30, 2019 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 \$1,127,434 in CDBG funds. Other CDBG funds noted in the Plan include an estimated \$145,000 in program income from loan repayments. The City of Alameda expects to invest \$244,691 of HOME funding from the Alameda County HOME Consortium within its borders.

At the time of the first publication of the 2018 Draft Action Plan, the City of Alameda wrote it based on past allocations from FY 2017. On May 1, 2018, HUD announced the CDBG allocations for FY 18-19. Staff updated the draft Action Plan, based on the contingency plan which had previously been enumerated and communicated. (No public comments had been received prior to the updates.)

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 1,127,434 | 145,000 | 1,138,436 | 2,410,870 | 1,127,434 | Funding will be used for public services and supporting housing development for low-income households. |

Table 6 - 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. This project will continue in the 2018 fiscal year.

Discussion

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

- Demolition and clearance activities to prepare for development of affordable rental units
- 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 2018 CDBG funded projects to leverage another \$5,737,800 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 | | Rental Housing Production Housing Preservation | CDBG: \$410,926 | Rental units rehabilitated: 105 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit |
| 2 | Homelessness | 2015 | 2019 | Homeless | | Homelessness | CDBG: \$84,260 | Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Homeless Person Overnight Shelter: 48 Persons Assisted |
| 3 | Non-Housing: Public Services | 2015 | 2019 | Non-Housing Community Development | City-wide | Homelessness | CDBG: \$105,468 | Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted |
| 4 | Non-Housing: Economic Development | 2015 | 2019 | Non-Housing Community Development | | Community Development Economic Development | CDBG: \$100,000 | Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted |

| | | | | | | | | |
|---|--|------|------|---|--|--|----------------------|--|
| 5 | Non-Housing: Public Facilities / Infrastructure | 2015 | 2019 | Non-Housing Community Development | | | CDBG: \$1,362,500 | Buildings Demolished: 3 Buildings Public facility/Infrastructure activities other than Low/Moderate Income Housing Benefit: 4,440 Persons Assisted |
|---|--|------|------|---|--|--|----------------------|--|

Table 7 – 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: Public Services |
| | Goal Description | Preserving Alameda's "Safety Net" services for families and individuals (including seniors) who are vulnerable and in crisis, through programs that provide food, shelter, case management services, personal safety services, and homeless prevention services such as short-term rental and utility assistance. Demographic priority be given to the residents with the greatest need and fewest resources. <i>*Note: Does not include homelessness as that is a separate goal, although it is in the Public Services Category.</i> |
| 4 | Goal Name | Non-Housing: Economic Development |
| | Goal Description | <ul style="list-style-type: none"> • Provide Economic Development and entrepreneurship opportunities to low-income residents. • Increase the capacity of local economic development agencies and other community based initiatives • Increase the availability of capital to businesses to benefit low income persons |
| 5 | Goal Name | Non-Housing: Public Facilities/Infrastructure |
| | Goal Description | Support infrastructure improvements in neighborhoods with low to moderate income residents. Improvements can reduce architectural barriers for disabled individuals, eliminate slum and blight, and increase mobility for all residents. |

AP-35 Projects - 91.420, 91.220(d)

Introduction

This Action Plan covers the period from July 1, 2018 through June 30, 2019 (FY 2018). The City will receive \$1,127,434 in CDBG entitlement funds for FY 2016. Other CDBG funds noted in the Plan for FY 2018 include an estimated \$145,000 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 \$244,691 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 | Emergency Food Distribution |
| 2 | Midway Shelter |
| 3 | Direct Legal Services |
| 4 | Legal Assistance for Alameda Seniors |
| 5 | Housing Counseling |
| 6 | Fair Housing Services |
| 7 | 211 Information & Referral |
| 8 | Community Based Development Corporation |
| 9 | Cross Alameda Trail |
| 10 | Alameda Family Services |
| 11 | Homeless Intake Center |
| 12 | Clearance Activities |
| 13 | Substantial Rehabilitation 18-19 |
| 14 | Housing Safety Program |
| 15 | Residential Rehabilitation Program Delivery |
| 16 | General Administration |
| 17 | EveryOne Home |

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 2018 as it has been in the first three years of the 2015 Consolidated Plan. Meaning, not much has changed from year to year. In preparing the FY 2018 Action Plan, the City of Alameda consulted with many community-based service providers. Those open conversations about the continuing needs in the community are held throughout the entire year. This enables the staff responsible for implementing programs to remain connected to the community and not solely focused on the day-to-day implementation of grant regulations.

The City also held two public meetings and one stakeholder meeting to gather comments regarding housing and community development needs. As a result of these meetings, the Social Service Human Relations Board (SSHRB) acknowledged 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 | Emergency Food Distribution |
| | Target Area | City-wide |
| | Goals Supported | Non-Housing: Public Services |
| | Needs Addressed | Community Development Public Services |
| | Funding | CDBG: \$25,615 |
| | Description | A minimum of 2,000 Alameda households who might use the Food Bank will be reached through active outreach efforts to publicize the food banks services for the purpose of enhancing the living environment of Alameda. The Project is eligible under 570.201(e) of the CDBG regulations. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | The project will assist 2,000 families. |
| | Location Description | 1900 Thau Way, Alameda, CA 94501 (City-wide) |
| | Planned Activities | Provides nutritious food to low-income residents. |
| 2 | Project Name | Midway Shelter |
| | Target Area | City-wide |
| | Goals Supported | Non-Housing: Public Services |
| | Needs Addressed | Homelessness Community Development Public Services |
| | Funding | CDBG: \$76,830 |

| | | |
|---|--|--|
| | Description | Midway Shelter is a 24-hour a day, service enriched homeless shelter for women and children that provides access to emergency shelter, food, and support services with an emphasis on surmounting barriers to housing and promoting self-sufficiency. The priority for funding in Alameda remains the same in FY 2018 as it has been in the first three years of the 2015 Consolidated Plan. In preparing the FY 2018 Action Plan, the City of Alameda consulted with many community-based service providers. Those open conversations about the continuing needs in the community are held throughout the entire year. This project is eligible under 24 570.201(e) the CDBG regulations. |
| | Target Date | 6/30/2019 |
| | 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 | Direct Legal Services |
| | Target Area | City-wide |
| | Goals Supported | Non-Housing: Public Services |
| | Needs Addressed | Community Development Public Services |
| | Funding | CDBG: \$19,750 |
| | Description | Provide domestic violence survivors with legal and other supportive services. This project is eligible under 24 570.201(e) the CDBG regulations. |
| | Target Date | 6/30/2019 |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | The project will serve 25 people. |
| | Location Description | City-wide |
| | Planned Activities | Legal advice, crisis counseling, document preparation, and legal representation. |
| 4 | Project Name | Legal Assistance for Alameda Seniors |
| | Target Area | City-wide |
| | Goals Supported | Non-Housing: Public Services |
| | Needs Addressed | Community Development Public Services |
| | Funding | CDBG: \$19,755 |
| | Description | Legal services and community education for seniors. This project is eligible under 24 570.201(e) the CDBG regulations. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 45 Legal 395 Education |
| | Location Description | City-Wide |
| | Planned Activities | Legal services and education presentations for seniors |
| 5 | Project Name | Housing Counseling |
| | Target Area | City-wide |
| | Goals Supported | Non-Housing: Public Services |
| | Needs Addressed | Fair Housing Community Development Public Services |
| | Funding | CDBG: \$8,915 |

| | | |
|---|--|---|
| | Description | Fair Housing and Tenant/Landlord Services will be delivered to 200 households. This project is eligible under 24 570.201(e) the CDBG regulations. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 200 Tenant/Landlord |
| | Location Description | City-Wide |
| | Planned Activities | Tenant/Landlord counseling and conciliation |
| 6 | Project Name | Fair Housing Services |
| | Target Area | City-wide |
| | Goals Supported | Non-Housing: Public Services |
| | Needs Addressed | Community Development Public Services |
| | Funding | CDBG: \$15,000 |
| | Description | Fair Housing Services. This project is eligible under 24 570.201(e) the CDBG regulations. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 40 people |
| | Location Description | Citywide |
| | Planned Activities | Investigate fair housing complaints and conduct fair housing audits |
| 7 | Project Name | 211 Information & Referral |
| | Target Area | City-wide |
| | Goals Supported | Non-Housing: Public Services |
| | Needs Addressed | Community Development Public Services |

| | | |
|---|--|---|
| | Funding | CDBG: \$25,000 |
| | Description | Provide health, housing, and human service information and referral 24/7/365, in multiple languages. This project is eligible under 24 570.201(e) the CDBG regulations. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | The project will serve 1400 people. |
| | Location Description | City-Wide |
| | Planned Activities | Provide information and referrals to health, housing, and human services that exist in Alameda County. |
| 8 | Project Name | Community Based Development Corporation |
| | Target Area | City-wide |
| | Goals Supported | Non-Housing: Economic Development |
| | Needs Addressed | Community Development Economic Development |
| | Funding | CDBG: \$100,000 |
| | Description | Provision of technical assistance to three social enterprise businesses that will provide work readiness training, career preparation, job search assistance and other support services to help formerly low-income and formerly homeless residents of Alameda obtain permanent employment. This project is eligible under 24 570.204 (a) the CDBG regulations. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 3 businesses, 40 People |
| | Location Description | City-Wide |

| | | |
|-----------|--|---|
| | Planned Activities | Economic development activities which include job training and employment placement |
| 9 | Project Name | Cross Alameda Trail |
| | Target Area | City-wide |
| | Goals Supported | Non-Housing: Public Facilities/Infrastructure |
| | Needs Addressed | Community Development Public Facilities/Infrastructure |
| | Funding | CDBG: \$100,000 |
| | Description | Pedestrian, bicycle and ADA improvements. This project is eligible under 24 570.201 (c) the CDBG regulations. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | An estimated 3,000 low to moderate-income people will benefit from the proposed activities. |
| | Location Description | The location is along Ralph Appezzato Memorial Parkway (in the abandoned railroad right of way) between Main Street and Webster Street. |
| 10 | Planned Activities | Pedestrian, bicycle and ADA improvements for the Cross Alameda Trail. |
| | Project Name | Alameda Family Services |
| | Target Area | City-wide |
| | Goals Supported | Non-Housing: Public Facilities/Infrastructure |
| | Needs Addressed | Community Development Public Facilities/Infrastructure |
| | Funding | CDBG: \$25,000 |
| | Description | Rehabilitation to add a protective window and make ADA accessibility updates. This project is eligible under 24 570.201 (c) the CDBG regulations. |
| | Target Date | 6/30/2019 |

| | | |
|-----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | An estimated 300 people will benefit from the proposed activities. |
| | Location Description | 2325 Clement Avenue, Suite A, Alameda, CA |
| | Planned Activities | Adding protective window and ADA accessibility updates |
| 11 | Project Name | Homeless Intake Center |
| | Target Area | City-wide |
| | Goals Supported | Non-Housing: Public Facilities/Infrastructure |
| | Needs Addressed | Community Development Public Facilities/Infrastructure |
| | Funding | CDBG: \$60,000 |
| | Description | Rehab vacant space to provide intake services, food pantry, office space and a bathroom. This project is eligible under 24 570.201 (c) the CDBG regulations. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | The project will benefit 150 homeless individuals. |
| | Location Description | 2500 Barbers Point Rd, Alameda, CA 94501 |
| | Planned Activities | Rehab vacant space to provide intake services, food pantry, office space and a bathroom. |
| 12 | Project Name | Clearance Activities |
| | Target Area | City-wide |
| | Goals Supported | Non-Housing: Public Facilities/Infrastructure |
| | Needs Addressed | Community Development Public Facilities/Infrastructure |
| | Funding | CDBG: \$307,500 |

| | | |
|----|--|--|
| | Description | Prepare site for developing affordable housing. This project is eligible under 24 CFR 570.201 (d) of the CDBG regulations. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 3 buildings will be demolished |
| | Location Description | Installation Restoration (IR)-25 site located within the former Alameda Naval Air Station and current Alameda Point area |
| | Planned Activities | Demolition of three residential buildings (2007 Mayport Circle, 2009 Mayport Circle, and 401 Mosley Avenue) |
| 13 | Project Name | Substantial Rehabilitation 18-19 |
| | Target Area | City-wide |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Rental Housing Production |
| | Funding | CDBG: \$172,497 |
| | 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 | 6/30/2019 |
| | 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. |

| | | |
|----|--|--|
| 14 | Project Name | Housing Safety Program |
| | Target Area | City-wide |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Housing Preservation |
| | Funding | CDBG: \$43,881 |
| | Description | AFD shall complete 60 Safety Inspections including the installation of smoke and carbon monoxide alarms and other fire and fall prevention devices. The Project is eligible under 570.202(a)(2) of the CDBG regulations. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 60-Safety 20-Accessibility |
| | Location Description | City-Wide |
| | Planned Activities | Financial Assistance to assist low-income seniors with maintaining residential safety and accessibility. |
| 15 | Project Name | Residential Rehabilitation Program Delivery |
| | Target Area | City-wide |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Rental Housing Production Housing Preservation |
| | Funding | CDBG: \$220,000 |
| | 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 | 6/30/2019 |

| | | |
|----|--|--|
| | 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. |
| 16 | Project Name | General Administration |
| | Target Area | City-wide |
| | Goals Supported | Affordable Housing Homelessness Non-Housing: Public Services Non-Housing: Economic Development Non-Housing: Public Facilities/Infrastructure |
| | 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: \$232,564 |
| | Description | General Administration |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | | |

| | | |
|----|--|--|
| | Location Description | Project Administration. |
| | Planned Activities | |
| 17 | Project Name | EveryOne Home |
| | Target Area | City-wide |
| | Goals Supported | Homelessness |
| | Needs Addressed | Homelessness |
| | Funding | CDBG: \$9,260 |
| | Description | Develop and implement coordinated entry system to prevent homelessness and to provide services to those who are already homeless. This project is eligible under 24 CFR 570.206 (a) of the CDBG regulations. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | During the 2017 Homeless Point-in-time Count on January 30, 2017, 204 individuals were counted as homeless. |
| | Location Description | City wide |
| | Planned Activities | Implement the Homeless Management Information System (HMIS) and streamline coordination of resources |

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 | 41 |

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 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, two year ago the median value of a home was \$847,600. The median value of a home has increased by 16.9 percent to \$991,200 today (March 2018). 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 use 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 lead 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 2018 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 2018, the federal government raised the poverty line to \$25,100.

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 2018:

- 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 2018 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 2018 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, 2018 through June 30, 2019 (FY 2018). HUD has allocated \$1,127,434 in FY 18-19 CDBG entitlement funds for the City of Alameda. Other CDBG funds noted in the Plan for FY 2018 include an estimated \$145,000 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 | 145,000 |
| 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: | 145,000 |

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. | 76.00% |

Discussion

The City of Alameda will fund projects in fiscal year 2018 that address the needs outlined in the Consolidated Plan. At least 76 percent of the funds allocated in fiscal year 2018 will help low and moderate-income households directly or indirectly, through housing and social services programs.