



2020-2024 Consolidated Plan  
2020 Action Plan - DRAFT  
06/02/20

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

2020-2024 Consolidated Plan  
2020 Action Plan  
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## **Executive Summary**

### **ES-05 Executive Summary – 24 CFR 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. Figure 1 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 allocation for 2020 will be \$1,161,287.

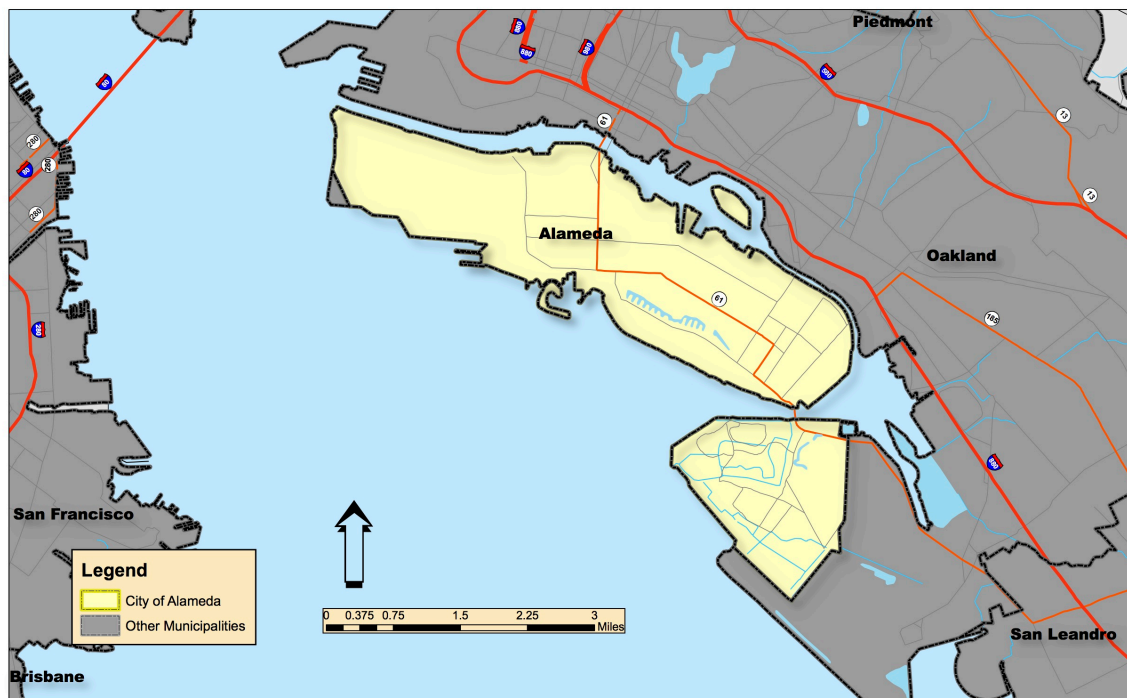
The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members 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 2020 will be \$3,215,045. The City of Alameda expects to receive \$266,050 of that allocation in 2020.

To receive funding each year, the City of Alameda, in conjunction with the Alameda County HOME Consortium, must complete a Five-Year 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. The Alameda County Consolidated Plan contains the full data analysis for the area and the Alameda Consolidated Plan contains an abbreviated data analysis. The two documents work together to complete the full analysis and strategies for the area.

The City of Alameda completes an Action Plan on an annual basis to update the Consolidated Plan and to outline 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.

This document will serve as both the Consolidated Plan and the Action Plan for the City of Alameda. The Consolidated Plan will cover program years 2020 through 2024. The program year will begin on July 1st of each year and end on June 30th. The first year of this Consolidated Plan will begin July 1, 2020 and end June 30, 2021. The last year of this Consolidated Plan will end on June 30, 2025.



**Figure 1 - Map of the City of Alameda**

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

Under the ***strong public services*** priority, the City of Alameda will focus on supporting public services, reducing barriers for low to moderate income households. The goals under this priority area are:

- Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”
- Improve access to food and reduce food insecurity.
- Support services that provide mental health care or support services for those residents experiencing mental health challenges.

Under the ***address homelessness*** priority, the City of Alameda will focus on supporting services that address the needs of homeless individuals. The goals under this priority area are:

- Fund and support overnight shelter, crisis housing and public services for homeless families and individuals.
- Fund supportive services, including case management and outreach, at agencies that serve homeless families and individuals.

Under the ***economic development and microenterprise assistance*** priority, the City of Alameda will support economic development initiatives that benefit low to moderate income households. The goals under this priority area are:

- Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
- Rehabilitate historic, commercial, and industrial structures. Work under this goal shall reduce code deficiencies or create new job opportunities.

Under the ***promote affordable housing*** priority, the City of Alameda will promote affordable housing for all residents living in the community. The goals under this priority area are:

- Create new affordable housing units using vacant or underutilized space in existing structures.
- Offer financing for residential rehabilitation projects.
- Provide financing/grant for small residential renovation projects that improve the housing safety of a residence.
- Support the development of infrastructure for homeless individuals who utilize RV’s or other vehicles as shelter.

Under the ***non-housing public improvements*** priority, the City of Alameda will build community assets and make public improvements. The goals under this priority area are:

- Clean-up and securing of unsafe structures and sites that pose a health and safety threat.

- Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other

Under the ***fair housing and administration*** priority, the City of Alameda will focus on coordination and administration, as well as advocating and furthering fair housing. The goals under this priority area are:

- Improve the administration of funding and coordination among project providers.
- Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

### 3. **Evaluation of past performance**

The City of Alameda is finishing its final year of the 2015 – 2019 Consolidated Plan. Many of the projects outlined in the 2019 Action Plan, approved in May 2019, are still underway. Table 1 shows accomplishments towards the five-year goals from 2015-2019 Consolidated Plan as of the end of fiscal year 2018.

<b>Goal</b>	<b>Units of Measure Completed</b>
Create affordable rental housing	12 Homes
Create affordable housing for homeowners	96 Homes
Provide Individuals with Overnight Emergency Shelter	68 People
Provide job training for Low to Moderate Income Persons	88 People
Fund the food pantry to assist local families.	22,448 People
Assist Small Businesses	3 Businesses, 34 Jobs Created or Retained
Fund other public services to help local families.	68 People
Improve Public Infrastructure	7,482 People
Demolition of Unsafe Buildings	3 Buildings

**Table 1 - Three Year Accomplishments towards 2015 Consolidated Plan Goals**

#### **4. Summary of citizen participation process and consultation process**

The Citizen participation process included 2 major phases to the development of the document. This is due in large part to the COVID-19 pandemic and subsequent orders from the Governor of California and Public Health Officials of Alameda County to stay-at-home. Prior to the orders, dated March 4, 2020, March 12, 2020, and March 16, 2020, the City of Alameda followed its traditional Citizen Participation Plan Process. After the order, the process followed a more abbreviated process to enable virtual meetings and a shortened comment period for the final documents.

For the first phase of citizen participation, the City of Alameda published notices inviting and encouraging comments regarding the 2020 Consolidated Plan Goals, the fiscal year 2020 Action Plan, and held one public hearing. All public notices are translated and published in the local English, Spanish, Chinese, Tagalog language newspapers and posted on the Housing Authority website at [www.alamedahsg.org](http://www.alamedahsg.org). Alameda reached out to two different Vietnamese newspapers, but due to the pandemic, neither paper published during the stay-at-home period. Alameda County also published a notice inviting comments regarding the Consortium's Consolidated Strategic and Action Plans.

Due to the stay-at-home order, the City of Alameda released a draft Action Plan for a five-day period from June 15, 2020 through June 20, 2020.

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 final draft submitted to the US Department of Housing and Urban Development will include all public comments received and the City's responses.

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

The City of Alameda has accepted all comments regarding the drafting of the 2020-2024 Consolidated Plan. The final draft submitted to the US Department of Housing and Urban Development will include all public comments received and the City's responses.

## **7. Summary**

Alameda County's 2020-2024 Consolidated Plan includes a more in-depth needs and housing market analysis. The City of Alameda's 2020-2024 Consolidated Plan has a needs and market overview because the housing market of the City is intertwined with each member of the Alameda County HOME Consortium. Alameda will have a separate strategic plan as well as conducted a portion of its public input process separate from the Consortium. The Consolidated Plans of all the communities in the Alameda County HOME Consortium complete the requirements set by the U.S. Department of Housing and Urban Development.

The City of Alameda will spend the five years 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. 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.

The City of Alameda completed the data analysis and consultation with stakeholders prior to the COVID-19 pandemic and the passage of the Coronavirus Aid, Relief, and Economic Security Act or the CARES Act. The City reviewed the goals to ensure projects identified with the relief fund could meet the changing needs of the community as a result of wide-spread closures of local businesses, job loss, and inability to meet rent or mortgage obligations.



## The Process

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

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

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

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

Table 2– Responsible Agencies

### Narrative

The City of Alameda receives an annual allocation of Community Development Block Grant funding (CDBG). The allocations are approximately \$1.1 million every year, for a total of \$5.5 million over the five years of the 2020-2024 Consolidated Plan. The City's 2020 allocation is \$1,161,287.

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 2020 allocation for all communities is \$3,215,045. The City of Alameda expects to receive \$238,792 of that allocation in 2020. Information regarding the HOME grant will be included in the Alameda County 2020 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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## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

### **1. Introduction**

The 2020-2024 Consolidated Plan needs and priorities are based on information developed and compiled from community, public and nonprofit partner agencies, and from the public. The 2020-2024 Consolidated Plan also includes goals and input from the 2020 Analysis of Impediments to Fair Housing, led by Alameda County and included all of 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(I)).**

The City of Alameda continues its partnerships with private and public agencies throughout the community, soliciting input on a year-round basis. 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 to End Homelessness*. The 2018 Strategic update to *EveryOne Home Plan to End Homelessness* calls for every member of the local Continuum of Care (CoC) in the community to act with renewed urgency in their efforts. The update was produced through a year-long community process that include 25 key stakeholder interviews, six focus groups attended by 70 people currently homeless in the county, multiple community forums with over 200 participants, and a review of best practices and plans from community with similar homeless populations and housing markets. The update includes four broad strategies to expand capacity, increase investment, build stronger partnerships, and align public policies. The proposed five-year targets include:

1. Reduce the number of people becoming homeless;
2. Increase the number of people returning to permanent homes;

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 2023, 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.

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 Years 2020-2025 and its Annual Plan for Fiscal Year 2020-2021. The Housing Authority owns 633 affordable housing units

and manages 525 affordable housing units and administers up to 1,885 Section 8 Housing Choice Vouchers.

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

Alameda County Housing and Community Development Department, through Homeless Management Information System (HMIS) and leadership of the EveryOne Home Results Based Accountability 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 FY20 ESG funding.

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

1	<b>Agency/Group/Organization</b>	The City of Alameda Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of their Public Housing Annual Plan.
2	<b>Agency/Group/Organization</b>	City of Alameda Commission on Disabilities
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
3	<b>Agency/Group/Organization</b>	City of Alameda Economic Development Department
	<b>Agency/Group/Organization Type</b>	Services-Employment Other government - Local

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



7	<b>Agency/Group/Organization</b>	City of Alameda Social Services and Human Relations Board
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
8	<b>Agency/Group/Organization</b>	ALAMEDA POINT COLLABORATIVE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Education Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
9	<b>Agency/Group/Organization</b>	BUILDING FUTURES WITH WOMEN AND CHILDREN
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.

10	<b>Agency/Group/Organization</b>	EDEN INFORMATION AND REFERRAL
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Information and Referral Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
11	<b>Agency/Group/Organization</b>	Family Violence Law Center
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Domestic Violence Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.

12	<b>Agency/Group/Organization</b>	LEGAL ASSISTANCE FOR SENIORS
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Health Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Senior Services Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
13	<b>Agency/Group/Organization</b>	Alameda Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Services-Employment Business Leaders Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Business Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
14	<b>Agency/Group/Organization</b>	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	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

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
15	<b>Agency/Group/Organization</b>	ECHO HOUSING
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.

Table 3– Agencies, groups, organizations who participated

**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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	EveryOne Home	The priority to create safer communities through stabilization of housing for homeless families and services for those at-risk matches those of the CoC for the area.
Regional Analysis of Impediments to Fair Housing Choice	County of Alameda	The goals set by the City of Alameda as part of the Analysis of Impediments to Fair Housing Choice have been incorporated as part of the goals of the Consolidated Plan.

**Table 4– Other local / regional / federal planning efforts**

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

The 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 County contracts with the larger cities in the Consortium (Alameda, San Leandro, Hayward, Union City, Fremont, Pleasanton and Livermore) and those cities administer HOME funds within their jurisdictions.

The City of Alameda has partnered with the Alameda County HOME Consortium to complete the 2020 – 2024 Analysis of Impediments to Fair Housing (AI). The County of Alameda served as lead

agency, and multiple participating jurisdictions, including the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing. The process for the development of the AI began in the fall of 2019 and wrapped up in winter 2020. The AI can be found on the Alameda Housing Authority website at <http://www.alamedahsg.org/cms/one.aspx?pageId=3760617>. The City of Alameda must, and will, partner with the entire consortium to implement fair housing initiatives as part of the Consolidated Plan.

## **Narrative**

Through the consultations, even with different agencies or stakeholder types within community development as part of the interview, four topics repeated themselves: 1) fair and affordable housing, 2) transportation, 3) strong public services such as food security and child care, and 4) mental health care services. The City of Alameda has responded with priorities and goals that address all three of the main threads of discussion, with an emphasis on affordable housing development along the entire continuum.

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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 and funding recommendations. 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) regularly schedules public hearings to identify needs and administers a biennial survey. The survey asks respondents to respond to 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.



# 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	Survey	Non-targeted/broad community	City conducted a min survey to reify the 2017 Community Needs survey results.	Needs identified by respondents included affordable housing, fair housing, tenant/landlord counseling, food access, housing supports, homeless services, mental health services, safety and anti-crim programs, transportation	All comments were accepted.	

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/Vietnamese/Tagalog	Social Service Human Relations Board - Community stakeholders and citizens participate to identify priority needs for the 2020-2024 Consolidated Plan. November 21, 2019	No written comments were received. Organizations commented on the need for the safety net services and additional funding for mental health.	All comments were received.	
2	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Tagalog  Non-targeted/broad community	City Council Needs Public Hearing - Community needs priorities for the 2020-2024 Consolidated Plan and 2020 Action Plan. January 7, 2020.	No written comments were received. Organizations commented on the need for the safety net services.	No 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)
3	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Tagalog  Non-targeted/ broad community	Social Service Human Relations Board - Propose social service agencies and corresponding funding levels for 2020 Action Plan. May 28, 2020.	No written comments were received. Organizations commented on the need for the safety net services.	No written comments were received.	
4	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Tagalog  Non-targeted/ broad community	City Council Public Hearing to adopt the funding recommendations for FY 2020 CDBG June 16, 2020.			
6	Five- Day Comment Period	Non-English Speaking - Specify other language: Spanish/Chinese/Tagalog  Non-targeted/ broad community	Five-day comment period for the 2020-2024 Consolidated Plan and 2020 Action Plan. June 15, 2020 – June 19, 2020.			

Table 5— Citizen Participation Outreach

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

According to the 2018 American Community Survey (2014-2018 tabulation) of the U.S. Census, the City of Alameda experienced population growth of 6 percent from 2010 to 2018. Overall increases in population require planning for new housing, as well as rehabilitation of the aging housing stock and efforts to keep the existing housing stock affordable.

While the region has posted a modest recovery since the great recession, incomes have not been keeping up, and the number of low-moderate income households has soared from about 9,000 in 2010 to about 14,000 in 2016. While economic conditions have improved throughout Alameda County, the housing market recovery has been slow, resulting in continued housing need in the City of Alameda and the issue of rental rates increasing rapidly. The City's is experiencing a need for affordable housing for families and seniors aging in place. In Alameda 52.5 percent of households are renters.

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

Preserving Alameda's "Safety Net" services for families and individuals (including seniors) who are vulnerable and in crisis, through programs that provide food, shelter, case management services, personal safety services, and homeless prevention services such as short-term rental and utility assistance. Demographic priority be given to the residents with the greatest need and fewest resources

The County of Alameda Housing and Community Development Department and the HOME Consortium prepared a new Analysis to Impediments (AI) to Fair Housing report with input from all the participating Cities. The AI further emphasized the need for affordable housing and social services in Alameda.

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

### **Describe the jurisdiction's need for Public Facilities:**

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

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

### **How were these needs determined?**

In August 2019, the City of Alameda hosted Community Needs Stakeholder Workshops to discuss the needs being identified by non-profit service providers. The workshop included 27 individuals representing City Departments, the business community, local non-profits and residents.

On January 7, 2020, the City Council held a Public hearing to discuss the needs identified as a result of the various Community needs meetings. The needs were identified and approved for the Five-Year Strategic Plan.

### **Describe the jurisdiction's need for Public Improvements:**

The City of Alameda has scheduled the following major planning projects.

***Alameda Municipal Power Solar Project*** - The project consists of the construction and operation of a 2.0-megawatt photovoltaic solar facility on an 11-acre portion of a 33.2-acre site located northwest of the intersection of Doolittle Drive and Harbor Bay Parkway, in the northeastern area of Bay Farm Island in Alameda. The proposed technology type for the solar project is fixed-tilt solar array and will contain approximately 7,830 solar modules on site.

***Harbor Bay (Hilton) Hotels, 2051 Harbor Bay Parkway*** -- the project proposes to construct a five-story, 211-room hotel on an approximately 3.7-acre site. The project includes a multi-panel façade in order to help it blend into the surrounding urban environment. The site is at the dogleg of Harbor Bay Parkway, and redevelops several older office buildings (the “Plaza One Campus”) and develops some vacant land adjacent to a self-storage facility.

***Marriott Residence Inn, 2900 Harbor Bay Parkway*** – the project consists of a five-story, 172-room hotel and a one-story, 6,600 s.f. café/restaurant on an approximately 5.5-acre site. The project is located on the San Francisco Bay.

***Holiday Inn Express, 1825 Park Street*** -- This proposal consists of a four-story hotel on an approximately 0.75-acre site at the corner of Park and Clement Streets, where it will redevelop some low-density auto-oriented retail development. Part of the façade is reserved for public art.

***Alameda Landing Waterfront Park*** -- this project will construct a waterfront plaza and promenade for approximately 4.5 acres of the Alameda landing waterfront along the Alameda/Oakland Estuary. The project will include a water shuttle landing and kayak launch, as well as bike and pedestrian connections to the nearby Bay Trail and bike parking with 72 spaces.

***Alameda Marina Project*** -- this proposal will construct approximately 750 housing units and up to 150,000 s.f. of commercial uses and waterfront public parks. The site consists of three parcels under both private and public ownership. The project also includes a transportation demand management program that includes transit passes for all residents and employees, improvements to several surrounding roadways, and new recreational parks, trails, and shoreline improvements.

***Del Monte Warehouse Project*** – this project will redevelop and rehabilitate the historic Del Monte Warehouse property at 1501 Buena Vista Avenue. A mixed-use development is envisioned that will provide up to 55 housing units affordable to low- to moderate-income households.

***Encinal Terminals*** – this project will redevelop the existing Encinal Terminals Properties located at 1521 Buena Vista Avenue into a mixed-use development that will yield approximately 500 housing units and up to 50,000 s.f. of commercial space. About 80 of the housing units will be available to low- to moderate-income households.

***South Loop Road Office/Industrial Development*** -- this project would implement three single-story flex-space buildings totaling up to about 310,000 s.f. of office/industrial flex space on approximately 18 acres of vacant land in the Harbor Bay Business Park. The site is in the vicinity of the Harbor Bay Parkway- South Loop Road intersection.

***South Shore Center Neighborhood Plan*** – this proposal includes 1,215 residential units with affordable housing, assisted living facilities, child care, and 500,000 square feet of new and existing commercial retail/office space to be developed over 25 years. A design review process is planned for application to individual buildings.

***Alameda Point*** – this project constitutes the latest redevelopment plan for the Naval Air Station Alameda. The Specific Plan consists of a development framework along with form and use regulations for the arrangement of public and private streets, public open space and parks, infrastructure, and associated private development. The sub-district seeks to reinforce Alameda Point's goals for a mixed-use neighborhood that is economically and socially diverse, environmentally sustainable, and compatible with and supportive of the NAS Alameda Historic District (Historic District) and the surrounding Alameda Point sub-districts.

### **How were these needs determined?**

The primary document outlining the City's development policy is the City's General Plan (<https://alamedacaarchive.org/community-development/planning/general-plan>). It is the standard practice to involve extensive public participation in the development and updates pertinent to the General Plan.

**Describe the jurisdiction's need for Public Services:**

Lack of sufficient funding is the major obstacle the City faces in achieving its public services objectives. The City typically receives requests for twice as much funding as is actually available through CDBG to support public services. Nonprofit organizations dedicate significant time to organizing fundraising events, soliciting donations, and seeking private grants but even with these efforts, local agencies do not have enough funding for staffing and other basic costs of operating. In addition, demand for basic safety net services has increased exponentially, as evidenced by the client loads now carried by the Alameda Food Bank.

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

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

**How were these needs determined?**

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

- Preserving Alameda's “Safety Net” services for families and individuals (including seniors) who are vulnerable and in crisis, through programs that provide food, shelter, case management services, personal safety services, and homeless prevention services such as short-term rental and utility assistance. Demographic priority be given to the residents with the greatest need and fewest resources



Other efforts undertaken to identify community development needs include conducting a Community Needs Stakeholder Workshop in August 2019 to discuss the needs being identified by non-profit service providers. The workshop included representatives from City Departments, the business community, local non-profits and residents and addressed issues that cross City boundaries.

On January 20, 2015, the City Council held a Public hearing to discuss the needs identified as a result of the various Community needs meetings. The needs were identified and approved for the Five-Year Strategic Plan.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

According to the 2014-2018 American Community Survey (ACS), the 78,642 residents of the City of Alameda reflect a very diverse population:

- The average household size is of 2.54.
- The City's 30,365 households consist mainly of families (63.5%) (2014-2018 ACS), with an average family size of 3.06 (2010 Census).
- Households that have children under 18 make up 30.4% of households. Renters slightly outnumber owners in Alameda, with 52.5% renting their homes and 47.5% owning them.

The number of households with one or more “housing problems” has risen from 6,710 in 2010 to 7,565 in 2016, with those having one or more “severe housing problems” rising from 4,405 to 5,358 in that same interval. The cost of housing has risen sharply, with median home value rising from \$662,300 in 2010 to \$797,300 in 2018 (an increase of 20.4%), and median contract rent rising from \$1,250 to \$1,720 (37.6% increase) in that same time period; accordingly, the number of units affordable to low-moderate income people has plummeted from 8,318 in 2010 to 2,745 (-67%) in 2016.

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

### Introduction

The City of Alameda is a net exporter of jobs, with approximately 3 workers for every 2 jobs (see Business Activity table below). The extensive number of development projects with employment uses (see Section NA-50, above) may close the gap. The City has a median household income of \$98,150 (2014-2018 American Community Survey [ACS]) that is roughly equivalent with that of the greater San Francisco area (\$99,592). Still, 46.77% of workers earn less than \$40,000 per year.

CDBG funding is to be utilized for households at 80 percent or below the area median household income. The median household income is the point where 50 percent of the population earns above the wage and 50 percent of the population earns below the wage. The 2017 ACS listed the median income for West Lafayette at \$31,230, much lower than the mean or average wage.

The economic development analysis will examine the types of employment in the area and the needs of people who may earn incomes below the household median income.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	258	29	1	0	-1
Arts, Entertainment, Accommodations	4,368	4,353	13	19	6
Construction	1,345	710	4	3	-1
Education and Health Care Services	6,009	3,277	18	14	-4
Finance, Insurance, and Real Estate	2,139	1,072	6	5	-2
Information	1,418	188	4	1	-3
Manufacturing	2,204	2,297	7	10	3
Other Services	1,509	1,046	5	5	0
Professional, Scientific, Management Services	5,742	4,356	17	19	2
Public Administration	0	0	0	0	0
Retail Trade	3,349	2,185	10	10	0
Transportation and Warehousing	1,168	407	3	2	-2
Wholesale Trade	1,447	543	4	2	-2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total	30,956	20,463	--	--	--

**Table 6 - Business Activity**

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Source:

## Labor Force

Total Population in the Civilian Labor Force	42,215
Civilian Employed Population 16 years and over	38,950
Unemployment Rate	7.73
Unemployment Rate for Ages 16-24	24.08
Unemployment Rate for Ages 25-65	5.41

**Table 7 - Labor Force**

Data 2011-2015 ACS

Source:

Occupations by Sector	Number of People
Management, business and financial	13,780
Farming, fisheries and forestry occupations	1,925
Service	3,200
Sales and office	8,750
Construction, extraction, maintenance and repair	1,905
Production, transportation and material moving	1,605

**Table 8 – Occupations by Sector**

Data 2011-2015 ACS

Source:

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,035	50%
30-59 Minutes	13,255	37%
60 or More Minutes	4,800	13%
Total	36,090	100%

**Table 9 - Travel Time**

Data 2011-2015 ACS

Source:

**Education:**

## Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,775	210	1,205
High school graduate (includes equivalency)	3,820	340	1,130
Some college or Associate's degree	9,380	850	2,280
Bachelor's degree or higher	19,675	1,060	3,475

**Table 10 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	49	135	330	1,085	1,015
9th to 12th grade, no diploma	285	375	345	920	655
High school graduate, GED, or alternative	1,375	1,245	920	3,170	1,730
Some college, no degree	2,165	2,065	2,430	4,205	2,405
Associate's degree	280	970	855	2,150	690
Bachelor's degree	1,015	4,375	4,390	6,610	2,165
Graduate or professional degree	50	1,635	3,095	4,250	1,910

**Table 11 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,640
High school graduate (includes equivalency)	28,077
Some college or Associate's degree	40,670
Bachelor's degree	62,225
Graduate or professional degree	87,892

**Table 12 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

The major employment sectors are Transportation and Warehousing, with over 22 percent of total employment; Education and Health Care, with over 16 percent; and Professional and Management services, with over 12 percent.

**Describe the workforce and infrastructure needs of the business community:**

Varied. Transportation and warehousing typically have low educational needs, while those for education/health care and professional/management services are typically high. Infrastructure needs are primarily limited to maintenance.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period.**

A large number of development projects is planned with proposals in various stages of development (see Section NA-50, above). These development projects have a potentially transformative impact on the employment availability in the future, particularly for service industries, office, and retail.

**Describe any needs for workforce development, business support or infrastructure these changes may create.**

With the City being primarily built out, infrastructure development will primarily consist of transportation projects intended to improve access to redeveloped properties, particularly roadway and alternative transportation modes, but also potentially including mass transit. The sanitary sewer system dates to 1890, and a substantial portion of the pipeline network – about 55 miles – consists of vitrified clay tile. Many of the new jobs will be in (personal) service industries and retail, which traditionally do not have demanding workforce education and training requirements.

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

About half of the workforce works outside of the City. Employment opportunities within the City could, at maximum, employ 67% of the workforce, reinforcing the City's regional role as a predominately bedroom community. At present, jobs in service industries and retail outnumber

workers – meaning that the City has to import a significant part of its labor from surrounding communities for these jobs – and an increase in these jobs is likely to exacerbate local labor shortages. A critical question is whether jobs in these industries can pay enough for workers to live within the community.

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

Alameda County has a Workforce Development Board, (ACWBD) consisting of a 27 member employer-led oversight body that oversees the Workforce Innovation and Opportunity Act (WIOA) Title I programs in Alameda County (outside the city of Oakland). ACWDB sets local program policies in alignment with the WIOA and ensures that there are comprehensive WIOA services for job seekers, youth, and employers. ACWDB also develops strategic partnerships to address workforce issues. Members represent the business community, higher education, economic development, labor, government, and community-based organizations.

The College of Alameda is a two-year public college offering Associate Degrees and Certificates in vocational topics, liberal arts, and management and administration. About 86% of the nearly 4,500 students are part-time, and 19% of students are recipients of Federal Pell grants.

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

No.

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

In 2018, the City adopted an “Economic Development Strategy Plan” (EDSP) that identified business sectors that were seen as opportunities for growth, including life sciences, high tech, tourism and hospitality (including retail and waterfront development), and artists and “maker” communities. The EDSP also identified critical services to support the retention, expansion, and growth of businesses within the City. These critical services were identified as follows:

- Multi-modal transportation choices;
- Housing at a range of income levels;
- Workforce development to support rising incomes; and,
- Supportive regulatory policies and city services.

## **Discussion**

It should be noted that all data and project descriptions are pre-COVID-19.

As noted above, a large number of employment and residential development projects (a substantial portion of which are mixed-use) are expected to come on-line in the near- and long-term. It is difficult to understate the potential impact that these projects will have on the local economy. Key to the success of these projects will be the degree to which low-income housing, which is proposed in several of the projects, can keep pace with projected employment growth. Retail and personal service employment within the City currently imports most of its labor from surrounding communities, and further growth in this employment will exacerbate demands on housing and transportation services. The impacts on low-income housing is particularly worrisome in a community where the proportion of cost-burdened households – both renter and owner – have increased so substantially in a few short years (see Section MA-05 for description).



## **MA-50 Needs and Market Analysis Discussion**

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

In general the most common housing problem for low to moderate-income households in the City of Alameda is cost burden greater than 30 percent of income and/or overcrowding. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs for the aging housing stock. Poorly-maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. One persistent problem throughout the City is that 41.8 percent of the total renter households are cost burdened, and about 21.3 percent of owner households having cost burden. For severe cost burden, the proportions are 19.7 percent and 10.0 percent for renters and owners, respectively (2014-2018 ACS).

Due to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (the “Redevelopment Act”), reasonable accommodations were required to be made on all closing military bases to meet the needs of the homeless. For this reason, there is some concentration in the Alameda Point neighborhood with multiple housing problems including decaying housing stock from the former military base. Other problem areas include the neighborhood around Woodstock Park, and the neighborhoods north of Central Avenue east of Webster Street.

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

The City of Alameda has a diverse population with no one race comprising a majority in 2018. White persons account for 45.2 percent of the population, Asian persons represent 37.8 percent and Hispanics and Latinos represent 10.8 percent of the population City-wide. Black or African American persons represent 5.1 percent of the population, followed by the remaining category of “other” which is at 11.9 percent.

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

There is decaying housing stock from the former military base. About 44.4% of the City's renter-occupied housing units have one or more of the "selected conditions" with rates in the Woodstock Park neighborhood reaching 63.0 percent. For owner households, the City-wide rate is 25.7 percent, with rates in the neighborhood north of Central Avenue reaching 37.9 percent (2014-2018 ACS).

**Are there any community assets in these areas/neighborhoods?**

The Irvington District neighborhood lacks some assets, having limited public transportation access and no community center. There is a library (the Irvington branch), a Safeway grocery store, several schools including elementary, junior high, and high schools, and several parks.

**Are there other strategic opportunities in any of these areas?**

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

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Data from the Federal Communications Commission (FCC) for 2018 indicate that broadband availability is ubiquitous across the City of Alameda, with every Census block in the City having in excess of 95% of its area having broadband access. Data from the American Community Survey (2014-2018) show that very low-income people nevertheless have low connection rates to broadband, with a City-wide rate of around 65%, and some neighborhoods along Central Avenue having connection rates of around 35%

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Most areas of the City have access to at least three (3) broadband providers, and about one-quarter (25%) of the City (geographically) has access to four or more providers.

At the September 19, 2017 City Council meeting, City Council unanimously approved a motion to direct staff to explore offering free public WiFi throughout the City of Alameda, including but not limited to: working with business districts, shopping centers, business partners, the Alameda Unified School District, the Alameda Free Library, and non-profits (Elks, Kiwanis, Rotary), as well as seeking grants. Free public WiFi reduces or eliminates the “digital divide” and “mobility gap” so more people will have access to the internet. It can also help in emergency situations.

The City currently offers free public WiFi at each of its three libraries. The Main Library also has a lab with 20 computers where patrons can find a quiet space to access the internet, learn how to use computers, and attend computer-related classes that are offered by the library. To further reduce the digital divide, the Alameda Unified School District has partnered with the Alameda Library to provide free multilingual basic computer classes.

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

***Climate Action and Resiliency Plan (CARP):*** The vision of the City is to use the CARP to position Alameda as an innovative climate leader, paving the way for cities around the region, state, and country to follow its example. The plan adopts an integrated approach known as the “Climate Safe Path,” which emphasizes reducing greenhouse gasses to achieve net zero carbon emissions as soon as possible, as well as adapting the city to handle the climate change impacts it already experiences today.

The CARP provides a roadmap for reducing Alameda's GHG emissions and becoming more resilient through a number of strategies. The CARP recommends specific GHG emissions reduction strategies in the following areas: transportation, land use and housing, energy and buildings, and carbon sequestration. Importantly, the CARP aims to be equitable, inclusive and community driven.

CARP has identified the following hazards and goals when it comes to climate change:

- *Sea level rise and storm surge:* protect assets from sea level rise and storm surge, plan future land use to avoid impacts, and enhance natural shoreline habitat to mitigate impacts.
- *Inland flooding:* increase resiliency and capacity of the stormwater system to prevent flooding of assets during extreme precipitation events.
- *Drought:* Reduce water consumption and increase drought-resistant landscaping.
- *Extreme Heat:* Reduce heat island effect and protect vulnerable populations from heat impacts during heat waves.
- *Wildfires:* Protect public health from smoke impacts during wildfire events, especially among vulnerable populations.
- *Liquefaction/ earthquakes:* Ensure building and infrastructure retrofit and new design standards in areas at high risk of liquefaction consider both seismic risk and sea level rise impacts.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The social vulnerability index is used in the CARP to identify the best strategies for the populations most vulnerable to climate change. Alameda contains 57 census block groups, and 14 of those read as having high or highest vulnerability. The study examined different populations with the highest vulnerability: 1) renters, 2) households with children under the age five, 3) very low income, 4) non US citizens, 5) without a vehicle, 6) people with a disability, 7) single-parent families, 8) communities of color, 9) 65 and over living alone, 10) limited English proficiency, 11) without a high school diploma or 12) severely housing cost burdened. The compounded vulnerability of each block group directs the City's attention to areas that need more targeted community resilience strategies.

Low-income households that spend more than half their income on housing live mostly near Alameda Landing, along Lincoln Avenue and Park Street. Due to limited resources and added stressors, these low-income households will face more challenges in adapting to climate impacts than higher-income households that also spend more than half their paycheck on housing. Stable housing is important for community resilience, and high housing costs can decrease an individual's ability to adapt to a climate impact like flooding. Ensuring an ample supply of affordable housing in Alameda can mitigate displacement after disasters and increase a household's economic ability to prepare for natural hazards. It will be important to consider affordable housing as an adaptation strategy that contributes to individual and community resilience.

Significantly, nearly half of all residents in Alameda are renters. Renters have less autonomy over housing upgrades and typically do not have insurance in the case of flooding, earthquakes, and other hazards, making them much more susceptible to instability during climate disasters.

# Strategic Plan

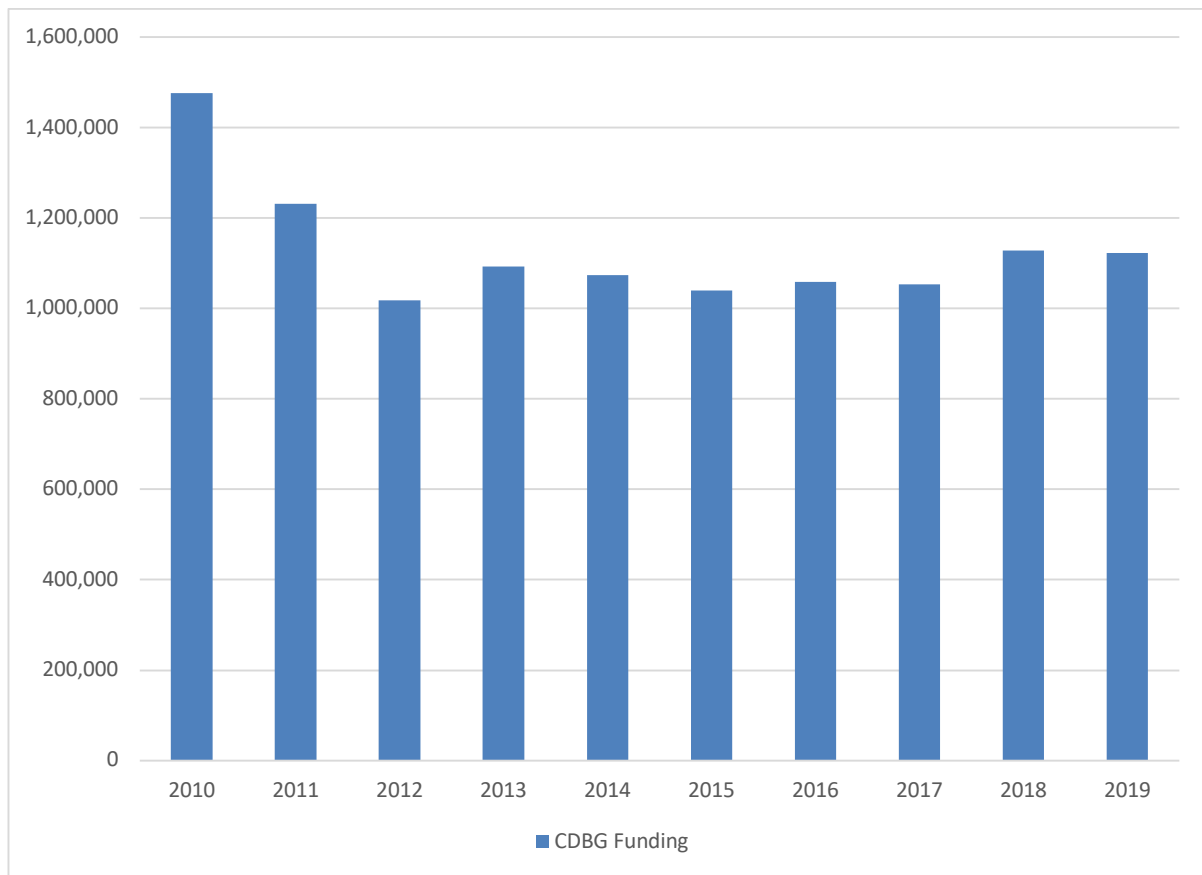
## SP-05 Overview

### Strategic Plan Overview

This strategic plan provides the roadmap for the City to address the needs of the most vulnerable residents in Alameda over the next five years. Following collection and review of the data presented in this document, as well as the input received through an extensive community engagement process, the City has established the following priorities to guide its strategies during program years 2020-2024: support non-housing community development, promote affordable housing, build strong supportive services, support efforts to end homelessness, and improve coordination and advocate for fair housing.

In this year's planning process, the City found many of the same issues identified five years ago during the last Consolidated Plan planning process are still relevant. The City reviewed the priorities and goals of the Strategic Plan in the context of the COVID-19 Pandemic and still found them relevant to assisting residents of Alameda. However, some priorities, such as supportive services may be a higher priority in the beginning of the five-year period than non-housing community development. The City of Alameda will continue to honor the planning process from prior to the pandemic, but also adjust its funding in the coming years to help the community with its recovery.

The City's annual allocation of HUD entitlement funds has decreased over the past ten years, as shown in Figure 2. The City receives only one source of funding directly from HUD, the Community Development Block Grant (CDBG), which reached its lowest amount in ten years in 2015. The annual allocation has increased gradually since that time with the 2020 allocation as a 3.5 percent increase from 2019.



**Figure 2 - CDBG Allocations Over Time**

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

### Geographic Area

1	<b>Area Name:</b>	City-wide initiatives
	<b>Area Type:</b>	Local Area
	<b>Other Target Area Description:</b>	Local Area
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The target area is the entire City of Alameda.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The needs overview and market analysis overview discusses the needs in the community.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City of Alameda must submit a complete Consolidated Plan through the eCon Planning Suite. To do so, each project and goal must be in a target area. This target area allows programs that serve low income individuals, regardless of where they live, to be in compliance with the planning document.
	<b>Identify the needs in this target area.</b>	The needs overview and market analysis overview discusses the needs in the community.
<b>What are the opportunities for improvement in this target area?</b>	The City of Alameda has positive economic growth and demand for housing.	
<b>Are there barriers to improvement in this target area?</b>	High demand housing and a low supply of housing has significantly increased the price of housing, pricing many low income households out of the market.	
2	<b>Area Name:</b>	Low Income Census Tracts
	<b>Area Type:</b>	Local Area



<b>Other Target Area Description:</b>	Local Area
<b>HUD Approval Date:</b>	
<b>% of Low/ Mod:</b>	51% or more
<b>Revital Type:</b>	
<b>Other Revital Description:</b>	
<b>Identify the neighborhood boundaries for this target area.</b>	The boundaries for the area include all census tracts with 51 percent of the households earning below 80 percent of the area median family income. The boundaries change based on Census information and information from the American Community Survey. A map of the low income areas is included as part of this section.
<b>Include specific housing and commercial characteristics of this target area.</b>	Housing Cost Burden remains high for both renter and homeowner households. Pricing pressure from its proximity to the San Francisco Bay area keeps increasing costs for affordable housing development.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City of Alameda must complete a Consolidated Plan every five years and identify areas of priority and where it will target funding. Some projects will be targeted in areas of higher concentrations of low to moderate income households as guided by regulations and local leaders.
<b>Identify the needs in this target area.</b>	The needs vary from year to year, depending which census tracts are low to moderate income.
<b>What are the opportunities for improvement in this target area?</b>	Demand for housing is high. Affordable housing will continue to be in demand.

<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Stakeholder input stated the rising property costs make it increasingly difficult to develop affordable housing.</p>
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**Table 13 - Geographic Priority Areas**

### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

Because the City is an island community with compact geography and limited land for new housing, 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, a 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.

Adhering to CDBG's national objectives, priority will be given to projects that address the housing and community development needs of low and moderate-income persons, particularly as they are outlined in the Consolidated Plan.

1. In making funding decisions, the City of Lafayette will give priority to activities that:

- Meet a goal of the 2020-2024 Consolidated Plan
- Demonstrate a significance of need
- Serve an eligible area within Alameda
- Project or program is eligible under HUD rules
- Participation in a larger revitalization project that includes new affordable housing opportunities
- Create a visual impact in the neighborhood, particularly if an infrastructure project

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

### Priority Needs

1	<b>Priority Need Name</b>	Strong Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Public Services – Safety Net Food Access Mental Health Services
	<b>Description</b>	The City of Alameda will focus on supporting public services, reducing barriers for low to moderate income households.
	<b>Basis for Relative Priority</b>	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.
2	<b>Priority Need Name</b>	Address Homelessness

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Overnight Shelter Homelessness Outreach
	<b>Description</b>	The City of Alameda will focus on supporting services that address the needs of homeless individuals.
	<b>Basis for Relative Priority</b>	It is far more cost effective to support people, maintaining their housing and avoiding evictions, preventing the need for emergency shelter and a lengthy housing search. Homelessness is a regional issue and the City will work County-wide to address homelessness and the needs of these vulnerable residents.
3	<b>Priority Need Name</b>	Economic Development/Microenterprise Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	City-wide

	<b>Associated Goals</b>	Economic Development – Support Economic Development - Buildings
	<b>Description</b>	The City of Alameda will promote affordable housing for all residents living in the community.
	<b>Basis for Relative Priority</b>	With the cost of housing increasing, it is important to enable all residents the opportunity to earn a living wage. The City of Alameda will increase economic opportunity through job training supports, microenterprise assistance and capital improvements for locally owned businesses.
4	<b>Priority Need Name</b>	Promote Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City-Wide
	<b>Associated Goals</b>	Rental – Renovation Substantial Renovation Housing Safety Program Homeless Housing
	<b>Description</b>	The City of Alameda will focus on supporting services that address the needs of homeless individuals.

	<b>Basis for Relative Priority</b>	Many sections of this document confirm that housing is not affordable to all residents. The goals of this Consolidated Plan will have to address this need as a high priority. Extremely low-income households and low-income households are living with cost burdens because the supply of affordable housing does not exist. Incentives for developers and funding projects that address this specific need will be the only way the households with these incomes will be able to find housing in the community.
5	<b>Priority Need Name</b>	Non-Housing Public Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-Wide Low Mod Areas
	<b>Associated Goals</b>	Clearance Public Improvements
	<b>Description</b>	The City of Alameda will build community assets and make public improvements.

	<b>Basis for Relative Priority</b>	The City of Alameda will support the redevelopment of a neighborhood in a holistic manner.
6	<b>Priority Need Name</b>	Administration and Fair Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Administration Fair Housing
	<b>Description</b>	The City of Alameda will further fair housing efforts in the community and educate the public about fair and affordable housing. Efforts to coordinate with the City of Alameda as well as other private/public to improve services in the community also fall under this initiative.
	<b>Basis for Relative Priority</b>	The City is required to further fair housing initiatives and address concerns in its Fair Housing Assessment. The priority will also continue coordination among local governments and private service providers to continually improve services in the community.

Table 14 – Priority Needs Summary

**Narrative (Optional)**

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

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



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

**Introduction**

The City of Alameda will use Community Development Block Grant funds as the primary source of funding for projects. The City of Alameda will receive an allocation of Community Development Block Grant funding (CDBG) in the amount of \$1,161,287 for the 2020 fiscal year.

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 2020 will be \$3,215,045. The City of Alameda expects to receive \$266,050 of that allocation in 2020.

These funding allocations are part of the regular 2020 Allocation and do not include any possible funds the City will receive as a part of the additional CDBG funding from the Coronavirus Aid, Relief, and Economic Security Act or the CARES Act.

**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	1,161,287	120,000	441,144	1722,431	4,645,148	Funding will be used for public services and supporting housing development for low-income households.

Table 15 - Anticipated Resources

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

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 publicly owned land or property located within the state 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. Alameda Point is considered one of the best remaining development opportunities for large-scale development in the East Bay, with an inspirational setting overlooking the Bay Bridge and the San Francisco skyline. Over 100 businesses, employing more than 1,000 workers, are currently located there, benefiting from large industrial buildings with adjacent deep-water access.

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 was sold by the Navy to a private developer in 2018 and is currently renovating existing housing with plans to rent the homes. In 2019, the U.S. Navy transferred 12 acres of land at the former Alameda Naval Air Station (NAS) to the Housing Authority. As part of the base reuse process, the Alameda Housing Authority and its partners, Building Futures and Alameda Point Collaborative, submitted a successful application for a homeless accommodation at the Alameda NAS. The Navy approved the land transfer to the Alameda Housing Authority with the requirement that 90 units of permanent supportive housing for formerly homeless households eligible for services under the McKinney-Vento Act are built on the property. Initial planning work has begun for a 12-acre parcel of former Coast Guard housing that will be redeveloped over the next 9 years, beginning with an approval development plan in 2019.

The Housing Authority of the City of Alameda plans to redevelop existing affordable housing at Rosefield Village, resulting in 92 total units. The Housing Authority presently owns and leases a total of 53 residential units on two parcels (approximately 2.43 acres) that provide low-income housing to residents of the City. The project will consist of demolishing nine aged buildings and constructing a new, 78-unit low-income housing facility as replacement housing. The remaining buildings will be retained and renovated. The new housing facility will include a community/recreation facility. The Housing Authority plans to complete the entitlement process and secure funding to start construction of Rosefield Village in 2020.

## **Discussion**

The primary activities the City of Alameda will fund in the first year of the 2020-2024 Consolidated Plan are:

- Strong Public Services
- Address homelessness
- Increase economic opportunities
- Promote affordable housing;
- Make Non-Housing Public Improvements
- Advocate for Fair Housing

Each of these activities and projects will require resources outside of the CDBG funding. The City of Alameda expects the 2020 CDBG funded projects to leverage another \$4,710,976 in other funding resources.

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

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

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
The City of Alameda Housing Authority	PHA	Planning Ownership Rental Neighborhood Improvements	Jurisdiction
EveryOne Home	Continuum of Care	Homelessness Planning	Region
Alameda County Housing and Community Development	Departments and agencies	Ownership Planning Rental	Jurisdiction
City of Alameda Economic Development Department	Departments and agencies	Economic Development Planning	Jurisdiction
Alameda Point Collaborative	CBDO	Economic Development Homelessness	Jurisdiction
Alameda Food Bank	Non-Profit Organizations	Public Services	Jurisdiction
Building Futures for Women with Children	Non-Profit Organizations	Homelessness Public Services	Jurisdiction
Family Violence Law Center	Non-Profit Organizations	Public Services	Jurisdiction
Legal Assistance for Seniors	Non-Profit Organizations	Public Services	Jurisdiction
City of Alameda Public Works Department	Government	Rental Neighborhood Improvements Public Facilities	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
ECHO Housing	Non-Profit Organizations	Public Services	Jurisdiction
EDEN I&R	Non-Profit Organizations	Public Services	Jurisdiction
City of Alameda Social Services and Human Relations Board	Departments and Agencies	Planning Public Services	Jurisdiction
City of Alameda Park and Recreation Department	Departments and Agencies	Public Facilities Public Services	Jurisdiction

**Table 16 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

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

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

Lack of access to services for low- and moderate-income residents can be the result of several factors including lack of transportation, services that are not delivered in a culturally appropriate manner or in the appropriate language, burdensome requirements prior to accessing services, and

services that are not provided close to those in need. Some barriers to services suggested by stakeholders also include the issues below.

- Lack of transportation is a particular challenge for the elderly, for persons with disabilities, and for others who may not drive or have a car. Transportation to services must be appropriate for the population in need, such as “door-to-door” transit for the elderly and persons with disabilities.
- Lack of awareness of the availability of services by those in need and a lack of knowledge about how to access services are significant obstacles to the provision of services. Outreach to those in need should be significant and culturally appropriate.
- Those in need must often access services from several points; similar services may also be provided by more than one agency. Those being served by one agency may have needs that are not being addressed by the particular agency currently serving that person or family.

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

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X		
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
Other			

Table 17 - Homeless Prevention Services Summary

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

The City participates in the comprehensive planning and coordination of services for the homeless. EveryOne Home is the community-based organization responsible for the coordination and implement of the *EveryOne HOME Plan to End Homelessness: 2018 Strategic Update*.

The *EveryOne HOME Plan to End Homelessness: 2018 Strategic Update* is a comprehensive blueprint to address homelessness, including preventing people from becoming homeless, expanding affordable housing, offering critical interventions that ensure the safety and dignity of people living without housing, and urgently reduce homelessness in the area's most impacted and vulnerable communities.

The City of Alameda is one of 14 cities in Alameda County that have adopted the plan. In Alameda County, issues of homelessness are addressed through a coordinated regional effort with every organization, city and CoC member participating. Therefore, homelessness will be discussed from a regional perspective in this Strategic Plan unless otherwise noted.

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



Special needs populations face greater obstacles to economic self-sufficiency than the general population. In addition, special needs populations often require supportive services and/or special housing accommodations in order to stay independently housed. The 2020-2024 Analysis of Impediments to Fair Housing found, through community feedback, that persons with disabilities often find it difficult to find an appropriate housing unit. Contributing factors affecting disability and access include:

- Access to publicly supported housing for persons with disabilities;
- Lack of affordable housing for individuals who need supportive services;
- Lack of assistance for housing accessibility modifications;
- Location of accessible housing; and,
- Limited supply of affordable housing within neighborhoods.

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

The City of Alameda will continue to fund services that assist low to moderate income individuals that address the gaps in the community and support further development of affordable housing. The City of Alameda will also track demographics of the beneficiaries of CDBG funded projects, including if the beneficiaries are living with a disability.

Regional strategies that are included in the 2020-2024 Analysis of Impediments to Fair Housing are:

- Participating jurisdictions will continue to fund housing placement services for people with disabilities to assist them in finding accessible housing.
- The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or Analysis of Impediments, such as transitional and supportive housing, and housing for seniors, persons with disabilities,

persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.

- Participating jurisdictions will continue to support access to resources (such as for those with disabilities, language barriers, cultural barriers).

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

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services - Safety Net	2020	2024	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 23,000 Persons Assisted
2	Food Access	2020	2024	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
3	Mental Health Services	2020	2024	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted

4	Overnight Shelter	2020	2024	Homeless	City-wide initiatives	Address Homelessness	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
5	Homeless Outreach	2020	2024	Homeless	City-wide initiatives	Address Homelessness	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
6	Economic Development Support	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Economic Development/ Microenterprise Assistance		Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
7	Economic Development Buildings	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Economic Development/ Microenterprise Assistance		Businesses assisted: 3 Businesses Assisted
8	Rental Housing - Renovation of Underutilized Space	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing		Rental Units – Renovated: 5 Units

9	Substantial Renovation	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing		Rental Units – Renovated: 3 Units
10	Housing Safety Program	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing		Rental Units – Renovated: 50 Units Homeowners Housing Rehabilitated: 20 Units
11	Homeless Housing	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing		Other: 2 Facilities
12	Clearance	2020	2024	Non-Housing Community Development	City-wide initiatives Low Income Census Tracts	Non-Housing Public Improvements		Other: 3 Sites
13	Public Improvements	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Non-Housing Public Improvements		Other: 5 Facilities
14	Administration	2020	2024	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing		
15	Fair Housing	2020	2024	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing		

Table 18 – Goals Summary

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Public Services - Safety Net
	<b>Goal Description</b>	Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”
<b>2</b>	<b>Goal Name</b>	Food Access
	<b>Goal Description</b>	Improve access to food and reduce food insecurity.
<b>3</b>	<b>Goal Name</b>	Mental Health Services
	<b>Goal Description</b>	Support services that provide mental health care or support services for those residents experiencing mental health challenges.
<b>4</b>	<b>Goal Name</b>	Overnight Shelter
	<b>Goal Description</b>	Fund and support overnight shelter, crisis housing and public services for homeless families and individuals.
<b>5</b>	<b>Goal Name</b>	Homelessness Outreach
	<b>Goal Description</b>	Fund supportive services, including case management and outreach, at agencies that serve homeless families and individuals.
<b>6</b>	<b>Goal Name</b>	Economic Development – Support
	<b>Goal Description</b>	Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
<b>7</b>	<b>Goal Name</b>	Economic Development – Buildings
	<b>Goal Description</b>	Rehabilitate historic, commercial, and industrial structures. Work under this goal shall reduce code deficiencies or create new job opportunities.

<b>8</b>	<b>Goal Name</b>	Rental Housing - Renovation of Underutilized Space
	<b>Goal Description</b>	Create new affordable housing units using vacant or underutilized space in existing structures.
<b>9</b>	<b>Goal Name</b>	Substantial Renovation
	<b>Goal Description</b>	Offer financing for residential rehabilitation projects.
<b>10</b>	<b>Goal Name</b>	Housing Safety Program
	<b>Goal Description</b>	Provide financing/ grant for small residential renovation projects that improve the housing safety of a residence.

11	Goal Name	Homeless Housing
	Goal Description	Support the development of infrastructure for homeless individuals who utilize RV's or other vehicles as shelter.
12	Goal Name	Clearance
	Goal Description	Clean-up and securing of unsafe structures and sites that pose a health and safety threat.
13	Goal Name	Public Improvements
	Goal Description	Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/ community centers.
14	Goal Name	Administration
	Goal Description	Improve the administration of funding and coordination among project providers.
15	Goal Name	Fair Housing
	Goal Description	Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Alameda will fund public service programs within the City. Based on previous performance, the public service organizations will serve 25,000 people over five years who have extremely low incomes, less than 30 percent of the area median income.



The Housing Safety Program across the City will benefit households an estimated 32 households who earn incomes less than 30 percent of the area median income, 19 households earning 31-50 percent of the area median income, and 19 households earning 51-80 percent of the area median income. The substantial rehabilitation program will target households earning below 30 percent of the area median income.

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

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

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

The City of Alameda will use CDBG funds to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. Housing renovation funded with HOME funds will also be required to follow the same regulatory requirements. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). 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, the Housing Authority 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.

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

The City's policies indicate the procedures to be followed dependent on the amount of CDBG funding or HOME funding invested in a single property. Specific actions required include:

Up to \$5,000 - Repair of paint disturbed during rehabilitation. Includes repairing disturbed paint and applying a new coat of paint.

\$5,000 - \$25,000 Interim controls and standard treatments. Includes addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization.

Over \$25,000            Remediate. Remediation involves permanently removing lead-based paint hazards, often through paint and component removal and enclosure.

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

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

The City's anti-poverty strategy will be carried out during the five-year period through a combination of CDBG-funded public initiatives and non-profit services for low- to moderate-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.

On October 2, 2018, the Alameda City Council passed a minimum Wage Ordinance to raise the citywide minimum wage to \$15.00 per hour by July 1, 2020. The Alameda Minimum Wage Ordinance increases the minimum wage in two increments in 2019 and 2020, making no distinction between small and large businesses. The first City increase will occur on July 1, 2019, six months after the State mandated increase on January 1, 2019. The first increase will raise the minimum wage to \$13.50 for all businesses. The second increase will occur on July 1, 2020, and raises the wage to \$15.00 per hour. According to the National Low-Income Housing Coalition *Out of Reach 2018* study, a wage of \$51.15 per hour is required to afford a two-bedroom apartment in Alameda, CA. While the additional minimum wage requirement will be helpful to meet basic needs, affordable housing will remain out of reach for these households.

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

The primary strategy in 2020 to 2024 for the City of Alameda will be to close the gap on housing for households earning less than 30 percent of the area median income. With few housing units available and affordable to this income bracket, that it is essential for families living in poverty to have more housing options. Initiatives and goals the City of Alameda will take on in the next five years include:

- New affordable rental housing through renovation of underutilized buildings and vacant properties for households with incomes below 80 percent of AMI

- Assist households with income at or below 80 percent AMI to become homeowners
- Improve the city's housing stock
- Provide a safe-net of services for families “in-crisis”
- Improve access to food and reduce food insecurity
- Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance

## **SP-80 Monitoring - 91.230**

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

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

Additional procedures for monitoring include:

### **Public Services**

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

### **Facilities and Improvements**

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

### **Housing**

- Annual monitoring of rental projects in former Redevelopment Areas
- Monitoring of HOME-funded projects
- Annual monitoring of all affordable ownership units City-wide
- Guyton Annual Report discussing total housing units developed City-wide

- On-site monitoring of construction progress
- Review of project expenses
- Housing Element Annual Report
- Affordable Housing Unit Fee Report

## Expected Resources

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

#### Introduction

The City of Alameda will use Community Development Block Grant funds as the primary source of funding for projects. The City of Alameda will receive an allocation of Community Development Block Grant funding (CDBG) in the amount of \$1,161,287 for the 2020 fiscal year.

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 2020 will be \$3,215,045. The City of Alameda expects to receive \$266,050 of that allocation in 2020.

These funding allocations are part of the regular 2020 Allocation and do not include any possible funds the City will receive as a part of the additional CDBG funding from the Coronavirus Aid, Relief, and Economic Security Act or the CARES Act.



**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	1,161,287	120,000	441,144	1722,431	4,645,148	Funding will be used for public services and supporting housing development for low-income households.

**Table 19 - Anticipated Resources**

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

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 publicly owned land or property located within the state 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. Alameda Point is considered one of the best remaining development opportunities for large-scale development in the East Bay, with an inspirational setting overlooking the Bay Bridge and the San Francisco skyline. Over 100 businesses, employing more than 1,000 workers, are currently located there, benefiting from large industrial buildings with adjacent deep-water access.

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 was sold by the Navy to a private developer in 2018 and is currently renovating existing housing with plans to rent the homes. In 2019, the U.S. Navy transferred 12 acres of land at the former Alameda Naval Air Station (NAS) to the Housing Authority. As part of the base reuse process, the Alameda Housing Authority and its partners, Building Futures and Alameda Point Collaborative, submitted a successful application for a homeless accommodation at the Alameda NAS. The Navy approved the land transfer to the Alameda Housing Authority with the requirement that 90 units of permanent supportive housing for formerly homeless households eligible for services under the McKinney-Vento Act are built on the property. Initial planning work has begun for a 12-acre parcel of former Coast Guard housing that will be redeveloped over the next 9 years, beginning with an approval development plan in 2019.

The Housing Authority of the City of Alameda plans to redevelop existing affordable housing at

Rosefield Village, resulting in 92 total units. The Housing Authority presently owns and leases a total of 53 residential units on two parcels (approximately 2.43 acres) that provide low-income housing to residents of the City. The project will consist of demolishing nine aged buildings and constructing a new, 78-unit low-income housing facility as replacement housing. The remaining buildings will be retained and renovated. The new housing facility will include a community/recreation facility. The Housing Authority plans to complete the entitlement process and secure funding to start construction of Rosefield Village in 2020.

### **Discussion**

The primary activities the City of Alameda will fund in the first year of the 2020-2024 Consolidated Plan are:

- Strong Public Services
- Address homelessness
- Increase economic opportunities
- Promote affordable housing;
- Make Non-Housing Public Improvements
- Advocate for Fair Housing

Each of these activities and projects will require resources outside of the CDBG funding. The City of Alameda expects the 2020 CDBG funded projects to leverage another \$4,710,976 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	Public Services - Safety Net	2020	2024	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$197,106	Public service activities other than Low/Moderate Income Housing Benefit: 805 Persons Assisted
2	Food Access	2020	2024	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$27,638	Public service activities other than Low/Moderate Income Housing Benefit: 2,200 Persons Assisted
3	Mental Health Services	2020	2024	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted

4	Overnight Shelter	2020	2024	Homeless	City-wide initiatives	Address Homelessness	CDBG: \$107,899	Public service activities other than Low/Moderate Income Housing Benefit: 105 Persons Assisted
5	Economic Development Support	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Economic Development/Microenterprise Assistance	CDBG: \$115,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
6	Substantial Renovation	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$377,677	Rental Units – Renovated: 1 Units
7	Housing Safety Program	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$45,000	Rental Units – Renovated: 10 Units Homeowners Housing Rehabilitated: 2 Units
8	Homeless Housing	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$200,000	Other: 1 Facility
9	Public Improvements	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Non-Housing Public Improvements	CDBG: \$370,000	Other: 3 Facilities
10	Administration	2020	2024	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing	CDBG: \$213,000	

11	Fair Housing	2020	2024	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing	CDBG: \$20,000	
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**Table 21 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Public Services - Safety Net						
	<b>Goal Description</b>	Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”						
<b>2</b>	<b>Goal Name</b>	Food Access						
	<b>Goal Description</b>	Improve access to food and reduce food insecurity.						
<b>3</b>	<b>Goal Name</b>	Mental Health Services						
	<b>Goal Description</b>	Support services that provide mental health care or support services for those residents experiencing mental health challenges.						
<b>4</b>	<b>Goal Name</b>	Overnight Shelter						
	<b>Goal Description</b>	Fund and support overnight shelter, crisis housing and public services for homeless families and individuals.						
<b>5</b>	<b>Goal Name</b>	Economic Development - Support						
	<b>Goal Description</b>	Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.						
<b>6</b>	<b>Goal Name</b>	Substantial Renovation						
	<b>Goal Description</b>	Offer financing for residential rehabilitation projects.						

<b>7</b>	<b>Goal Name</b>	Housing Safety Program
	<b>Goal Description</b>	Provide financing/grant for small residential renovation projects that improve the housing safety of a residence.
<b>8</b>	<b>Goal Name</b>	Homeless Housing
	<b>Goal Description</b>	Support the development of infrastructure for homeless individuals who utilize RV's or other vehicles as shelter.
<b>9</b>	<b>Goal Name</b>	Public Improvements
	<b>Goal Description</b>	Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/ community centers.
<b>10</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Improve the administration of funding and coordination among project providers.
<b>11</b>	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

This Action Plan covers the period from July 1, 2020 through June 30, 2021 (FY 2010). The City will receive \$1,161,287 in CDBG entitlement funds for FY 2020. Other CDBG funds noted in the Plan for FY 2020 include an estimated \$120,000 in program income from loan repayments and reprogramming of \$441,144 of CDBG funding from prior years that was not expended by the assigned projects. Public service and administration projects are funded at the maximum allowed by HUD.

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 \$266,050 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	Mental Health Services
2	Emergency Food Distribution
3	Midway Shelter Services
4	211 Information & Referral
5	Direct Legal Services
6	Legal Assistance for Alameda Seniors
7	Emergency Case Management
8	Emergency Rent Relief
9	Community Based Development Corporation
10	Teen Technology Lab
11	Midway Shelter Capital Improvement
12	Safe Parking/Day Center
13	Woodstock Park Capital Improvement
14	Substantial Rehabilitation 20-21
15	Housing Safety Program
16	Residential Rehabilitation Program Delivery
17	General Administration
18	Fair Housing



#	Project Name
19	EveryOne Home

**Table 20 – Project Information**

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

In preparing the FY 2020 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 that the current economic crisis is continuing and recommended services that preserve Alameda’s “Safety Net” services for families and individuals (including seniors) who are vulnerable and in crisis. This includes 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 on low-income Alameda residents, the SSHRB also identified an increased need for mental health services for families who have faced added stress from the COVID-19 pandemic.

The City of Alameda will continue its three-year contract period with Eden Information & Referral, as it covers the City’s portion of the county wide social services referral program to help homeless individuals and other low-income residents. This is the second year of that three-year agreement. It is a single source service provider for the area, serving as the first point of contact for the community’s coordinated entry system and serving a critical role in disaster preparedness and emergency response. This project will receive the allocated amount listed in the project summary and not be subject to any pro-rated changes based on funding allocations from HUD.

## AP-38 Project Summary

### Project Summary Information

1	Project Name	Mental Health Services
	Target Area	City-wide
	Goals Supported	Mental Health Services
	Needs Addressed	Strong Public Services
	Funding	CDBG: \$50,000
	Description	The City of Alameda will fund mental health services for low- to moderate-income households/clients. Additional mental health services might be at a greater need due to the COVID-19 Pandemic. The Project is eligible under 570.201(e) of the CDBG regulations.
	Target Date	06/30/2021
2	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 45 people.
	Location Description	2325 Clement Ave, Alameda, CA 94501
	Planned Activities	Provide mental health services to residents of Alameda.
	Project Name	Emergency Food Distribution
	Target Area	City-wide
	Goals Supported	Food Access
	Needs Addressed	Strong Public Services
	Funding	CDBG: \$27,638
	Description	A minimum of 2,200 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	6/30/2021

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	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist 2,200 families.
	<b>Location Description</b>	1900 Thau Way, Alameda, CA 94501 (Citywide)
	<b>Planned Activities</b>	Provides nutritious food to low-income residents.
	<b>Project Name</b>	Midway Shelter Services
	<b>Target Area</b>	City-wide
3	<b>Goals Supported</b>	Overnight Shelter
	<b>Needs Addressed</b>	Address Homelessness
	<b>Funding</b>	CDBG: \$82,899
	<b>Description</b>	85 homeless persons have new access to emergency shelter, food and support services for the purpose of enhancing their living environment through the continuous operation of a 24-hour a day, service-enriched homeless shelter for women and children at the Midway Shelter. This project is eligible under 24 57.201(c) the CDBG regulations.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist 85 individuals.
	<b>Location Description</b>	DV Shelter Undisclosed location
	<b>Planned Activities</b>	Homeless services for women and children, DV support and Emergency Homeless Prevention Services
	<b>Project Name</b>	211 Information & Referral
	<b>Target Area</b>	City-wide
4	<b>Goals Supported</b>	Public Services - Safety Net
	<b>Needs Addressed</b>	Strong Public Services

	<b>Funding</b>	CDBG: \$24,480
	<b>Description</b>	Provide health, housing, and human service information and referral 24/7/365, in multiple languages. This project is eligible under 24 57.201(e) the CDBG regulations.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will serve 350 people and expects to field 1,300 calls.
	<b>Location Description</b>	Citywide
5	<b>Planned Activities</b>	Provide information and referrals to health, housing, and human services that exist in Alameda County. This program also serves as the first point of contact for the coordinated entry system and plays a critical role in disaster preparedness and response in the event of an emergency through its 24/7 call center staff. Staff train and participate in disaster drills and has a seat at the County Emergency Operation Center.
	<b>Project Name</b>	Direct Legal Services
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Services - Safety Net
	<b>Needs Addressed</b>	Strong Public Services
	<b>Funding</b>	CDBG: \$21,313
	<b>Description</b>	Provide domestic violence survivors with legal and other supportive services. This project is eligible under 24 57.201(e) the CDBG regulations.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will serve 25 people.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Legal advice, crisis counseling, document preparation, and legal representation.

6	<b>Project Name</b>	Legal Assistance for Alameda Seniors
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Services - Safety Net
	<b>Needs Addressed</b>	Strong Public Services
	<b>Funding</b>	CDBG: \$21,313
	<b>Description</b>	Legal services and community education for seniors. This project is eligible under 24 57.201(c) the CDBG regulations.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 Legal 300 Education 50 Healthcare Counseling
7	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Legal services and education presentations for seniors.
	<b>Project Name</b>	Emergency Case Management
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Overnight Shelter
	<b>Needs Addressed</b>	Address Homelessness
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	12 chronically homeless, high-need persons shall receive case management services for, in Alameda. This project is eligible under 24 57.201(c) the CDBG regulations.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist 20 individuals.

	<b>Location Description</b>	DV Shelter Undisclosed location
	<b>Planned Activities</b>	Homeless services for women and children, DV support and Emergency Homeless Prevention Services
<b>8</b>	<b>Project Name</b>	Emergency Rent Relief
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Services - Safety Net
	<b>Needs Addressed</b>	Strong Public Services
	<b>Funding</b>	CDBG: \$130,000
	<b>Description</b>	The COVID-19 Emergency Rent Relief Program will provide up to \$3500 of assistance or one month's rent, whichever is less, to Alameda tenants who are financially impacted by the COVID-19 pandemic. Program funding will be in the form of a grant to assist eligible affected tenants in paying rent, immediately preceding the expiration of the Urgency Eviction Moratorium Ordinance (i.e. May 31, 2020), as this is when residents financially impacted by COVID-19 will be most at risk for eviction action. This is part of the CDBG CARES Act funds.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit 45 households.
	<b>Location Description</b>	All beneficiaries will be located in the City of Alameda.
	<b>Planned Activities</b>	Staff estimates that the rental assistance payments will average \$2500 to low-and moderate-income households impacted by the COVID-19 pandemic.
<b>9</b>	<b>Project Name</b>	Community Based Development Corporation
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Economic Development - Support
	<b>Needs Addressed</b>	Economic Development/Microenterprise Assistance
	<b>Funding</b>	CDBG: \$115,000

	<b>Description</b>	Economic development activities which include job training and employment placement. This project is eligible under 24 57.204 the CDBG regulations.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 People
	<b>Location Description</b>	Citywide
<b>10</b>	<b>Planned Activities</b>	Economic development activities which include job training and employment placement
	<b>Project Name</b>	Alameda Boys & Girls Club
	<b>Target Area</b>	Low-Mod Census Tracts
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-Housing Public Improvements
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Build a teen technology lab within the Alameda Boys and Girls Club. This project is eligible under 24 57.201 (c) the CDBG regulations.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will improve one facility.
	<b>Location Description</b>	1900 3rd St, Alameda, CA 94501
	<b>Planned Activities</b>	Build a teen technology lab within the Alameda Boys and Girls Club.
	<b>Project Name</b>	Midway Shelter – Facility Work
<b>11</b>	<b>Target Area</b>	City-wide initiatives
	<b>Goals Supported</b>	Public Improvements

	<b>Needs Addressed</b>	Non-Housing Public Improvements
	<b>Funding</b>	CDBG: \$105,000
	<b>Description</b>	Make energy efficiency improvements to the Midway Shelter. This project is eligible under 24 57.201 (c) the CDBG regulations.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will improve one facility.
12	<b>Location Description</b>	DV Shelter Undisclosed location
	<b>Planned Activities</b>	Make energy efficiency improvements to the Midway Shelter.
	<b>Project Name</b>	Safe Parking/Day Center
	<b>Target Area</b>	Low to Moderate Income Census Tracts
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-Housing Public Improvements
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Make health and safety improvements, including shower and kitchen facilities for an area to be used by homeless individuals who need a place to park their RVs. This project is eligible under 24 57.201 (c) the CDBG regulations.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will improve one facility.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Make health and safety improvements, including shower and kitchen facilities for an area to be used by homeless individuals who need a place to park their RVs.



<b>13</b>	<b>Project Name</b>	Woodstock Park
	<b>Target Area</b>	Low to Moderate Income Census Tracts
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-Housing Public Improvements
	<b>Funding</b>	CDBG: \$165,000
	<b>Description</b>	Park improvements including rubberized surfacing to improve ADA accessibility and safety and energy efficient upgrades. This project is eligible under 24 57.201 (c) the CDBG regulations.
	<b>Target Date</b>	6/30/2020
<b>14</b>	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will improve one facility.
	<b>Location Description</b>	351 Cypress St, Alameda, CA 94501
	<b>Planned Activities</b>	Park improvements including rubberized surfacing to improve ADA accessibility and safety and energy efficient upgrades
	<b>Project Name</b>	Substantial Rehabilitation 20-21
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Substantial Rehabilitation
	<b>Needs Addressed</b>	Promote Affordable Housing
	<b>Funding</b>	CDBG: \$177,677
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 housing unit
	<b>Location Description</b>	Housing Authority of the City of Alameda (Program Administrator) TBD
	<b>Planned Activities</b>	Financial and technical assistance to restore and/or create affordable rental units in existing vacant or underutilized structures.
	<b>Project Name</b>	Housing Safety Program
15	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Preservation
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50-Safety 10-Accessibility
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Financial Assistance to assist low-income seniors to maintain residential safety and accessibility.
	<b>Project Name</b>	Residential Rehabilitation Program Delivery
16	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Affordable Housing

	<b>Needs Addressed</b>	Rental Housing Production Housing Preservation
	<b>Funding</b>	CDBG; \$200,000
	<b>Description</b>	Residential rehabilitation programs project related delivery costs. The Project is eligible under 570.202 (a)(2) & 570.208 (a)(3) of the CDBG regulations.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 unit
	<b>Location Description</b>	Housing Authority of the City of Alameda (Program Administrator) Citywide
	<b>Planned Activities</b>	Residential rehabilitation programs project related delivery costs.
	<b>Project Name</b>	General Administration
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Fair Housing and Administration
	<b>Funding</b>	CDBG; \$200,000
	<b>Description</b>	General Administration
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Project Administration
	<b>Planned Activities</b>	N/A

18	<b>Project Name</b>	Fair Housing Services
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing and Administration
	<b>Funding</b>	CDBG; \$20,000
	<b>Description</b>	Fair Housing Services. This project is eligible under 24 57.201(e) the CDBG regulations.
	<b>Target Date</b>	6/30/2020
19	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Respond to Fair Housing inquiries, investigate Fair Housing complaints, and conduct Fair Housing audits.
	<b>Project Name</b>	EveryOne Home
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing and Administration
	<b>Funding</b>	CDBG; \$13,000
	<b>Description</b>	Develop and implement coordinated entry system to prevent homelessness and to provide services to those who already homeless
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The entire CoC will benefit from this activity.

<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Implementation of Homeless Management Information System (HMIS) and development of funding resources for Alameda County homeless programs.

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

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

Because the City is an island community with compact geography and limited land for new housing, 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, a 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**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-wide Initiatives	71%
Low Mod Area Census Tracts	29%

**Table 21 - 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 the compact geography, 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. One such project is the Woodstock Park improvement projects, which will provide a rubberized surfacing to

improve ADA accessibility and safety and energy efficient upgrades.

## **Discussion**

Most of the programs the City of Alameda funds with its annual allocation directly benefit low or moderate-income individuals or households. Through programs like the 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 substantial 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 seniors and persons with disabilities by continuing the Safety and Accessibility Program, which provides financial and technical assistance to make accessibility modifications and provide fire prevention and safety to eligible households.

The City works continuously with City departments, other public agencies, community-based organizations, and neighborhoods to identify and address obstacles to meeting underserved needs.

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

### **Introduction**

In the City of Alameda and 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 2020 Action Plan have been translated 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. Island City Development (ICD) is a nonprofit public benefit corporation affiliated with the Alameda Housing Authority (AHA) of the City of Alameda. The Corporation's sole activity is to benefit and support the mission of the Housing Authority and the City of Alameda. ICD achieves its charitable purposes by developing housing for low-income households.

One of the projects included the redevelopment of an existing AHA property to create of 92 units of affordable family housing. Construction financing is expected to close in summer 2020 with construction commencing shortly thereafter. ICD has also begun the initial planning work for a 12 - acre parcel of former Coast Guard housing that will be redeveloped over the next 10 years, beginning with an approval development plan in 2019. The City is working with the Navy and



Habitat for Humanity to develop an adjacent two-acre parcel into ownership housing for low- to moderate-income first time homebuyers. AHA continues to administer the sale of below-market rate condos to low- and moderate-income families at private developments under the City's inclusionary housing program. AHA continues to manage the citywide Rent Stabilization program for non-section 8 units within the city limits, which is funded by non-federal funds and encompasses approximately 15,000 rental units.

In addition to developing affordable housing, the City requires at least 15 percent of all new housing constructed shall be affordable to very low-, low- and moderate-income households. 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.

The City of Alameda will use CDBG funds to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. Housing renovation funded with HOME funds will also be required to follow the same regulatory requirements. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). 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, the Housing Authority 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.

### **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 2019.

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 2020:

- Emergency food and shelter
- Domestic violence services
- Senior legal services
- Employment training and placement
- Fair housing/tenant landlord services
- Mental Health Services

On October 2, 2018, the Alameda City Council passed a minimum Wage Ordinance to raise the citywide minimum wage to \$15.00 per hour by July 1, 2020. The Alameda Minimum Wage Ordinance increases the minimum wage in two increments in 2019 and 2020, making no distinction between small and large businesses. The first City increase occurred on July 1, 2019, six months after the State mandated increase on January 1, 2019. The first increase will raise the minimum wage to

\$13.50 for all businesses. The second increase will occur on July 1, 2020, and raises the wage to \$15.00 per hour. According to the National Low-Income Housing Coalition *Out of Reach 2018* study, a wage of \$51.15 per hour is required to afford a two-bedroom apartment in Alameda, CA. While the additional minimum wage requirement will be helpful to meet basic needs, affordable housing will remain out of reach for these households.

### **Actions planned to develop institutional structure**

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. The following are a few examples of public and private partnerships working to help the most vulnerable neighbors in the community and promotion/preservation of affordable housing.

*Rent Stabilization Program-* The Alameda City Council adopted the Rent Review, Rent Stabilization and Limitations on Evictions Ordinance 3148 on March 1, 2016. The ordinance applies to approximately 13,400 residential rental units. The policy protects tenants from certain evictions and requires a relocation assistance payment when a tenancy is terminated due to circumstances that are not the fault of the tenant. The ordinance also has administrative requirements for annual rent increases, including a mandatory review for rent increases in excess of 5% and an optional review for rent increases of 5% or less. The Rent Review Advisory Committee (RRAC) reviews rent increases and has authority to render decisions, which in some cases become binding.

*City of Alameda CARES Team (Source: [www.alamedaca.gov/cares](http://www.alamedaca.gov/cares))-* The City of Alameda and its community partners are committed to addressing homelessness in our island city. The City coordinates the CARES team whose members provide outreach and programs to support homeless individuals and families in Alameda.

Under the oversight of the CARES Team are programs that provide outreach and services to individuals experiencing homelessness. These are a product of work by CARES Team members, including City departments, non-profit agencies, and community and faith-based organizations in Alameda. These programs include:

- Mobile Outreach - Non-profit organizations Operation Dignity and Building

Futures provide basic necessities to those experiencing homelessness while working on stabilizing their situation and helping them to find housing.

- Dine and Connect - Held on the last Monday of each month, dinners lead by Alameda's faith-based community provide more than just a warm meal to those experiencing homelessness. Alongside dinner, this program connects individuals to services and resources and fosters community with an opportunity for individuals to meet, talk, and connect.
- Intensive Case Management -The City supports case management services in addition to that provided through the countywide Continuum of Care. Building Futures provides a comprehensive, individualized array of services, including securing identification documents, obtaining pension or social security income, and physical and mental health needs. This helps to prepare unhoused individuals to obtain housing.
- Sunsetting Homelessness in Alameda – Parking Meters for the Homeless - Orange like an Alameda sunset, these parking meters are located throughout the community to both draw attention to the issue of homelessness and to allow community members to make donations of spare change (or credit card transactions) toward homeless programs in the City. Local businesses can show their support for the City's efforts to address homelessness by sponsoring a meter.

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

In preparing its FY 2020 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**

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 County of Alameda, as lead agency, and multiple participating jurisdictions, the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, have formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing.

Findings from the 2020 Analysis of Impediments to Fair Housing include:

- Lack of local private fair housing outreach and enforcement.
- Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement;
- Lack of resources for fair housing agencies and organizations; lending discrimination
- Access to publicly supported housing for persons with disabilities; lack of affordable, integrated housing for individuals who need supportive services;
- Displacement of residents due to economic pressures; source of income discrimination; lack of local private fair housing outreach and enforcement; lack of local fair housing enforcement; lack of local public (local, state, federal) fair housing enforcement;
- Displacement of residents due to economic pressures;
- Lack of affordable housing;
- Land use and zoning laws; high cost of developing affordable housing;
- Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services;

- Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services; limited supply of affordable housing in areas with access to opportunity;
- Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity;
- Lack of private investments in specific neighborhoods;
- Lack of affordable housing for individuals who need supportive services; location and type of affordable housing; lack of assistance for housing accessibility modifications; location of accessible housing; and,
- The availability of affordable units in a range of sizes.

Each jurisdiction set goals to address during the fiscal years 2020-2024. Some initiatives from the 2020 Analysis of Impediments to Fair Housing that will be implemented include:

- Allocate CDBG funds annually over the next five-year AI period to fund a fair housing service provider with the expectation that the provider will market its services through some combination of the distribution of flyers, pamphlets, website postings, and other marketing activities as approved by the City of Alameda.
- Develop a registry of rental property owners and raise awareness of the City's Rent Program among new and existing rental property owners.
- Incorporate these goals into the 2020-2014 Consolidated Plan.
- Continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
- Create a prosecution division within the City Attorney's Office to enforce the city ordinance regarding source of income protections and other fair housing violations. Maintain data on education activities.
- Continue to offer the Residential Rehabilitation program and allocate CDBG funds as they are available.
- Continue to offer the Housing Safety program and allocate CDBG funds as they are available.

- Facilitate the development of vacant land and the redevelopment of existing structures to provide more affordable housing serving specialized populations.
- Continue to implement the City's Inclusionary Housing Requirements and to participate in the County's Down Payment Assistance Programs and Mortgage Credit Certificate as funds are available.
- Continue to fund economic development, including on-the-job training programs, with CDBG funds as funds are available.
- Implement the HEAP-funded programs (including safe parking, winter warming shelter, day center, etc.) over the next 24 months to provide emergency assistance to homeless individuals and families. Continue to fund mobile outreach, case management services and the Midway Shelter.
- Continue to provide materials in multiple languages.
- Continue to fund economic development activities, including on-the-job training, at Alameda Point and any other areas identified to contain Racial/Ethnic Concentrations Areas of Poverty (R/ECAPs).

## **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, 2020 through June 30, 2021 (FY 2020). The City of Alameda expects to receive an allocation of \$1,161,287 in FY 20-21 CDBG entitlement funds for the City of Alameda. Other CDBG funds noted in the Plan for FY 20-21 include an estimated \$120,000 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	120,000
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	
3. The amount of surplus funds from urban renewal settlements	
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	
Total Program Income	120,000

#### **Other CDBG Requirements**

1. The amount of urgent need activities



**Discussion**

The City of Alameda will fund projects in fiscal year 2020 that address the needs outlined in the Consolidated Plan. At least 100 percent of the funds allocated in fiscal year 2020 will help low and moderate-income households directly or indirectly, through housing and social services programs.

## **Appendix A**

Public Comments from Open  
Comment Period  
(Final Draft Only)

## **Appendix B**

### Public Comment Period Notices

# Alameda Journal

1516 Oak Street  
Alameda, CA 94501  
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2000604

ALAMEDA HOUSING AUTHORITY  
ATTN: ACCOUNTS PAYABLE  
701 ATLANTIC AVE  
ALAMEDA, CA 94501

## PROOF OF PUBLICATION

FILE NO. Jan. 7 Hearing

In the matter of

### Alameda Journal

I am a citizen of the United States. I am over the age of eighteen years and I am not a party to or interested in the above entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Alameda Journal, a newspaper published in the English language in the City of Alameda, County of Alameda, State of California.

I declare that the Alameda Journal, is a newspaper of general circulation as defined by the laws of the State of California, as determined by the order of the Superior Court of the County of Alameda, dated August 25, 1992, in the action entitled "In the Matter of the Petition of the Alameda Journal to Have the Standing of the Alameda Journal as a Newspaper of General Circulation Ascertained and Established," Case Number 702515-6. Said order provides that: "Petitioner's prayer for an order ascertaining and establishing The Alameda Journal as a newspaper of general circulation...within the City of Alameda, County of Alameda, State of California, is granted." Said order has not been revoked.

I declare that the notice, a printed copy of which is annexed hereto, has been published in each regular and entire issue of the Alameda Journal and not in any supplement thereof on the following dates, to-wit:

12/06/2019

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.  
On this 6th day of December, 2019.



Signature

Legal No.

0006433303

### CITY OF ALAMEDA PUBLIC HEARING REGARDING HOUSING AND COMMUNITY DEVELOPMENT NEEDS

The Alameda City Council will hold a Public Hearing on January 7, 2020. The public is invited and encouraged to provide comments on the City's housing and community development needs for Fiscal Years (FY) 2020-2025 Community Development Block Grant (CDBG) Five-Year Strategic Plan, and the FY 2020-2021 Annual Action Plan. Based on past funding, the City expects to receive approximately \$1,000,000 in CDBG Entitlement funds and \$120,000 in Program Income for FY 2020-2021. At least 70% of CDBG funds must benefit low- and moderate-income residents or neighborhoods; a limited amount of funds may be allocated to eliminate blight in selected areas.

The development of a new Five-Year Strategic Plan is required by the Department of Housing and Urban Development (HUD) and will be submitted through the Alameda County HOME Consortium. The Five-Year Strategic Plan will identify the priority housing and community development needs of the community, and will be used to guide the development of future Annual Action Plans during the five year period covering FY 2020-2025. In the past, the Five-Year Strategic Plan and annual Action Plan have prioritized: preserving and increasing affordable housing and supportive housing; reducing housing discrimination; preventing homelessness and addressing non-housing community development needs, such as neighborhood improvements, public services, accessibility improvements, and economic development. The Five-Year Consolidated Plan covering FY 2015-2020 is available for reference on the Housing Authority website at: [http://www.alamedahsg.org/housing\\_development.html](http://www.alamedahsg.org/housing_development.html).

The City's Social Service Human Relations Board (SSHRB) held a public meeting on November 21, 2019 to discuss and identify community needs.

### PUBLIC COMMENT IS ENCOURAGED AND INVITED

The public is encouraged and invited to comment on housing and community development needs. Please send comments to:

Attn: Lisa Fitts  
Housing Authority of the City of Alameda  
701 Atlantic Ave.  
Alameda, CA 94501  
[lfitts@alamedahsg.org](mailto:lfitts@alamedahsg.org)

Written comments may be submitted to the above address until 4:00 p.m. on January 6, 2020. The City Council will hear comments and consider adoption of the Public Needs Statement at its regular meeting at 7:00 p.m. on January 7, 2020, at City Hall, 2263 Santa Clara Avenue. Please direct any questions to Lisa Fitts at (510) 747-4349 or 711 (TTY/TRS).

### PROVISIONS FOR PERSONS WITH DISABILITIES

If any person with an interest in participating in a Community Development Block Grant (CDBG) / HOME program is a person with a disability as defined by Section 504 of the Rehabilitation Act of 1974 and requires an accommodation to participate or take interest, a request for accommodation may be made to Lisa Fitts at (510) 747-4349, 711 (TTY/TRS), or email [lfitts@alamedahsg.org](mailto:lfitts@alamedahsg.org). Such request shall include a description of the accommodation sought, along with a

statement of the Impairment that necessitates the accommodation. Any request for accommodation shall be reviewed and a response provided within five business days of receipt of such request. Notice of any accommodation granted will be promptly provided to the requester. The CDBG/HOME Section 504 coordinator is Tonya Schuler-Cummins. A copy of the 504 grievance procedure can be found online at [www.alamedahsg.org](http://www.alamedahsg.org).

**PROVISIONS FOR NON-ENGLISH  
SPEAKING RESIDENTS**

The City of Alameda has a network of employees speaking some 45 languages who can act as interpreters for residents seeking information regarding CDBG/HOME programs. If notified five business days in advance, the City will arrange to have an interpreter available. Please contact Lisa Fitts at (510) 747-4349 (Voice), 711 (TTY/TRS), or email [lfitts@alamedahsg.org](mailto:lfitts@alamedahsg.org).

**NON-DISCRIMINATION POLICY**

The City of Alameda does not discriminate against any persons on the grounds of race, color, religion, national origin, ancestry, sex, gender, gender identity, gender expression, sexual orientation, marital status, familial status, source of income, genetic information, medical condition, physical disability or mental disability, or any other category protected by law.



AJ 6433303 December 6, 2019

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Restaurante en Walnut Creek está contratando ayudante de cocina o lava platos. No se requiere experiencia, solo ganas de trabajar. Incluye todas las comidas. \$16 hora para empezar. 1841 Ygnacio Valley Road, Walnut Creek, CA. Llamar al (510) 872-2019.

Compañía ofrece empleo de asistente de estacionamiento en Hayward. Pago \$13.00 por hora. Trabajo de Lunes a Viernes por 4 horas al día en las mañanas. Interesados favor de llamar al 510-863-1612. Si no contestan, por favor deje mensaje con su información.

Oficina de seguros en Oakland está contratando personal con ganas de trabajar. No se necesita experiencia. Requisitos: Conocimiento de Oficio, velocidad de escritura 40 palabras por minuto, buena actitud de servicio al cliente, bilingüe. Llamar al 510-681-4348.

## AUDIENCIA PÚBLICA DE LA CIUDAD DE ALAMEDA RESPECTO A LAS NECESIDADES DE VIVIENDA Y DESARROLLO COMUNITARIO

El Concejo Municipal de la Ciudad de Alameda sostendrá una audiencia pública el 7 de enero de 2020. Se invita y anima al público a proporcionar comentarios sobre las necesidades de desarrollo de vivienda y comunidad para los Años Fiscales 2020-2025 Programa de Subsidios para el Desarrollo Comunitario (CDBG) Plan Estratégico de 5 Años, y el Año Fiscal 2020-2021 Plan de Acción Anual. Basado en el financiamiento pasado, la Ciudad espera recibir aproximadamente \$1,000,000 en CDBG de Derecho al Subsidio y \$120,000 en Ingresos de Programa para el Año 2020-21. Al menos 70% de los fondos CDBG deberán beneficiar a residentes o vecindarios de ingresos bajos o moderados; un monto limitado de los fondos deberá ser asignados para eliminar el deterioro en áreas seleccionadas.

El desarrollo de un nuevo Plan Estratégico de Cinco Años es requerido por el Departamento de Vivienda y Desarrollo Urbano (HUD), y será enviado a través del Consorcio HOME de Alameda County. El Plan Estratégico de Cinco Años identificará la prioridad de vivienda y necesidades de desarrollo comunitario de la comunidad, y será usado para guiar el desarrollo de futuros Planes Anuales de Acción durante el periodo de cinco años cubriendo los años fiscales 2020-2025. Las necesidades identificadas por Planes Consolidados pasados incluyen: preservar y aumentar vivienda asequible y de apoyo; reducir la discriminación de la vivienda; prevención de indigencia y atención a las necesidades de desarrollo comunitario como mejoramiento de los vecindarios, servicios públicos, mejoras en la accesibilidad y desarrollo económico. El Plan Consolidado de Cinco Años cubriendo el periodo fiscal 2015-2020 está disponible en el sitio web del Departamento de Vivienda en [http://www.alamedahsg.org/housing\\_development.html](http://www.alamedahsg.org/housing_development.html).

El Comité de Relaciones Humanas y Servicio Social (SSHRB) celebró una reunión pública el 21 de noviembre, 2019 a fin de hablar y recomendar necesidades comunitarias.

### COMENTARIOS PUBLICOS SON ANIMADOS E INVITADOS

Se anima e invita al público a participar en el proceso CDBG y hacer comentarios de las necesidades de vivienda y desarrollo comunitario.

Attn: Lisa Fitts  
Housing Authority of the City of Alameda  
701 Atlantic Ave.  
Alameda, CA 94501  
[lfitts@alamedahsg.org](mailto:lfitts@alamedahsg.org)

Comentarios por escrito pueden ser enviados a la dirección mencionada arriba hasta el 6 de enero, 2020 hasta las 4:00 p.m. El Concejo de la Ciudad escuchará comentarios y considerará la adopción de las Declaraciones de las Necesidades Públicas en su reunión regular a las 7:00 p.m. el 7 de enero, 2020, en el City Hall, 2263 Santa Clara Avenue. Favor de dirigir cualquier pregunta a Lisa Fitts al (510) 747-4349 o 711 (TTY/TRS).

### PREVISIONES PARA PERSONAS DISCAPACITADAS

Si alguna persona interesada en participar en el Programa de Desarrollo Comunitario (CDBG) / HOME es una persona con discapacidad tal como lo define la Sección 504 de la Ley de Rehabilitación de 1974 que solicita asistencia para participar o tomar interés, dicha persona debe enviar una solicitud de asistencia a Lisa Fitts al (510) 747-4349, 711 (TTY/TRS) o por correo electrónico a [lfitts@alamedahsg.org](mailto:lfitts@alamedahsg.org). Dicha solicitud deberá incluir una descripción de la asistencia solicitada, junto con una declaración del tipo de discapacidad que requiera asistencia. Cualquier solicitud de asistencia deberá ser revisada y se proporcionará una respuesta dentro de los cinco días hábiles de la fecha de recepción de tal solicitud. Se enviará una notificación de cualquier asistencia otorgada al solicitante. El coordinador de Sección 504 de CDBG/HOME es Tonya Schuler-Cummins. Podrá consultarse en Internet una copia del proceso de quejas de la Sección 504 de la ciudad en [www.alamedahsg.org](http://www.alamedahsg.org).

### DISPOSICIONES PARA RESIDENTES QUE NO HABLEN INGLÉS

La Ciudad de Alameda tiene una red de empleados que hablan aproximadamente 45 idiomas, quienes pueden actuar como intérpretes para los residentes que busquen información sobre los programas CDBG/HOME. Cuando sea notificada con cinco días de hábiles de anticipación, la ciudad hará los arreglos para que haya un intérprete disponible. Por favor contacte a la ciudad al (510) 747-4349 (voz), 711 (TTY/TRS) o por correo electrónico [lfitts@alamedahsg.org](mailto:lfitts@alamedahsg.org).

### POLÍTICA ANTI-DISCRIMINACIÓN

La ciudad de Alameda no discrimina contra ninguna persona por raza, color, nacionalidad, religión, genealogía, sexo, género, identidad de género, expresión de género, orientación sexual, estatus conyugal, estatus familiar, fuente de ingreso, información genética, condición médica, discapacidad física o discapacidad mental, o cualquier otra categoría protegida por la ley.

Este aviso público está disponible en español en nuestro sitio de internet, [www.alamedahsg.org](http://www.alamedahsg.org), y publicado en el periódico de Vision Hispana.



Department of Toxic Substances Control

diciembre 2019

## Public Notice

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products.

Sitio de la 3512 y 3518 de Clayton Road

Proyecto del Plan de Limpieza Ambiental Disponible para la Revisión

Periodo de Comentarios Públicos: Desde el 6 de diciembre hasta el 13 de enero del 2020

El Departamento de Control de Sustancias Tóxicas de California (DTSC, por sus siglas en inglés) lo invita a revisar y comentar el borrador del Plan de Acción de Extracción (RAW) para el Sitio 3512 y 3518 de Clayton Road (Sitio) ubicado en la 3512 y 3518 Clayton Road, Concord, Condado de Contra Costa, California. Es importante señalar que el sitio de 3.3 acres está ocupado actualmente por pequeñas compañías de construcción, de pintura y una residencia. Por otro lado, las investigaciones ambientales señalan que el suelo está contaminado con arsenico e hidrocarburos de petroleo (TPH), como diesel y aceite de motor, además, el gas del suelo está contaminado con bajos niveles de benceno y tetracloruro (PCE). Si no se implementan las acciones de limpieza necesarias, esta contaminación podría representar un riesgo para la salud humana y el medio ambiente. Es por esta razón que el borrador del RAW propone excavar aproximadamente 200 yardas cúbicas de suelo contaminado y transportarlo a una instalación de desechos autorizada. Existe una propuesta de reurbanización para este Sitio con un desarrollo residencial multifamiliar y, por lo tanto, el DTSC alienta su participación en el proceso de toma de decisiones en cuanto a la limpieza. El DTSC lo invita a revisar y comentar el Borrador del Plan de Acción de Extracción para el antiguo sitio. Todos los comentarios deben enviarse por correo o correo electrónico antes del 13 de enero de 2020 a: [Jayantha.Randeni@dtsc.ca.gov](mailto:Jayantha.Randeni@dtsc.ca.gov), Gerente de Proyectos, Avenida 700 Heinz, Berkeley, CA 94710, o [Jayantha.Randeni@dtsc.ca.gov](mailto:Jayantha.Randeni@dtsc.ca.gov).

Ley de Calidad Ambiental de California (CEQA): La Ciudad de Concord (Ciudad) es la Agencia Principal bajo la Ley de Calidad Ambiental de California (CEQA). La Ciudad ha preparado una Lista de Verificación de Relleno en conformidad con la Sección 15183.3 de las Pautas de la CEQA para confirmar que el proyecto está exento, ya que está cubierto adecuadamente por el EIR del Plan General Concord 2030, certificado en el año 2007, y el EIR Suplementario al EIR del Plan General Concord 2030, certificado en el año 2012. Después de que la Ciudad haga los hallazgos requeridos por la CEQA, entonces el DTSC preparará el borrador de los hallazgos y presentará un Aviso de Determinación ante el Centro de Información del Estado (en caso de que se apruebe el Proyecto).

Repositorios de Información-Podrá revisar el borrador del RAW está disponible en las siguientes ubicaciones:

Libería de Concord  
Libería del Condado de Contra Costa  
Calle 2900 Salvos  
Concord, CA 94519 (925) 646-5455

Sala de Archivos del DTSC  
Avenida 700 Heinz  
Berkeley, CA 94710  
(510) 540-3800; Llame para conectar una cita

### Información de Contacto

Jayantha Randeni, Gerente de Proyectos, (510) 540-3806 o [Jayantha.Randeni@dtsc.ca.gov](mailto:Jayantha.Randeni@dtsc.ca.gov)  
Alejandro Vivas, Especialista en Participación Pública (510) 540-3910; Llame: Gracie: (866) 495-5651, o [Alejandro.Vivas@dtsc.ca.gov](mailto:Alejandro.Vivas@dtsc.ca.gov)

Para información del contenido:

Barbara Zamwalt, Funcionario de Información Pública (916) 445-2964 o [Barbara.Zamwalt@dtsc.ca.gov](mailto:Barbara.Zamwalt@dtsc.ca.gov)



## Somos una familia.

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### OFRECEMOS

- Acuerdos para ingresar a una universidad que incluye a UC Davis, UC Irvine, UC Merced, UC Riverside, UC Santa Barbara y UC Santa Cruz
- Programas de STEM y PUENTE
- Cursos profesionales
- Localización de trabajo a través de Ohlone College Tri-Cities Career Center
- Clases de día y por la tarde en Fremont y Newark
- Clases virtuales vía eCampus
- Servicios de apoyo excepcionales
- Ayuda financiera para quienes califiquen

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## **PAMPUBLIKONG PAGDINIG NG LUNGSOD NG ALAMEDA TUNGKOL SA MGA PANGANGAILANGAN NG PABAHAY AT PAGPAPAUNLAD NG KOMUNIDAD**

Magsasagawa ng Pampublikong Pagdinig ang Konseho ng Lungsod ng Alameda sa Enero 7, 2020. Ang publiko ay iniimbitahan at hinihikayat na magbigay ng mga komento tungkol sa mga pangangailangan ng pabahay at pagpapaunlad ng komunidad ng Lungsod para sa Limang-Taong Istratehikong Plano ng Blokeng Gawad sa Pagpapaunlad ng Komunidad (Community Development Block Grant, CDBG) sa mga Taon ng Pananalapi 2020-2025, at sa Taunang Plano sa Aksyon sa Taon ng Pananalapi 2020-2021. Batay sa nakaraang pagpopondo, ang Lungsod ay umaasa ng pagtanggap ng humigit-kumulang na \$1,000,000 sa mga pondo ng CDBG Entitlement at \$120,000 sa Kita ng Programa para sa Taon ng Pananalapi 2020-2021. Hindi bababa sa 70% ng mga pondo ng CDBG ang dapat pakinabangan ng mga residente o kapitbahayan na mababa o katamtaman ang kita; ang isang limitadong halaga ng mga pondo ay maaaring maipamahagi upang maiwasan ang kahirapan sa mga piling lugar.

Ang pagbuo ng isang bagong Limang-Taong Istratehikong Plano ay iniaatas ng Department of Housing and Urban Development (HUD) at isusumite sa pamamagitan ng Alameda County HOME Consortium. Ang Limang-Taong Istratehikong Plano ay tutukoy sa mga dapat unahing pangangailangan ng komunidad sa pabahay at pagpapaunlad ng komunidad, at gagamitin upang gabayan ang pagbuo ng Taunang Plano sa Aksyon sa hinaharap sa limang taong panahong sumasaklaw sa Taon ng Pananalapi 2020-2025. Sa nakaraan, ang Limang-Taong Istratehikong Plano at taunang Plano sa Aksyon ay nagbigay ng prayoridad sa: pananatili at pagdaragdag ng abot-kayang pabahay at sumusuportang pabahay; pagbawas ng diskriminasyon sa pabahay; pagpigil sa kawalan ng bahay at pagtugon sa mga pangangailangan ng pagpapaunlad ng komunidad na hindi kaugnay ng pabahay, tulad ng mga pagpapahusay ng kapitbahayan, mga pampublikong serbisyo, mga pagpapahusay ng paggamit, at pagpapaunlad na pangkabuhayan. Ang Limang-Taong Pinag-isang Plano na sumasaklaw sa Taon ng Pananalapi 2015-2020 ay makikita bilang sanggunian sa website ng Housing Authority sa: [http://www.alamedahsg.org/housing\\_development.html](http://www.alamedahsg.org/housing_development.html).

Ang Social Service Human Relations Board (SSHRB) ng Lungsod ay nagsagawa ng isang pampublikong pulong noong Nobyembre 21, 2019 upang talakayin at tukuyin ang mga pangangailangan ng komunidad.

### **HINHIKAYAT AT INIIMBITA ANG PAGBIGAY NG KOMENTO NG PUBLIKO**

Ang publiko ay hinihikayat at iniimbitahan magkomento tungkol sa mga pangangailangan ng pabahay at pagpapaunlad ng komunidad. Mangyaring ipadala ang mga komento sa:

Attn: Lisa Fitts  
Housing Authority of the City of Alameda  
701 Atlantic Ave.  
Alameda, CA 94501  
[lfitts@alamedahsg.org](mailto:lfitts@alamedahsg.org)

Ang mga nakasulat na komento ay maaaring isumite sa address na nasa itaas hanggang 4:00 p.m. sa Enero 6, 2020. Papakinggan ng Konseho ng Lungsod ang mga komento at isasaalang-alang nito ang pagpapatibay ng Pahayag Tungkol sa mga Pangangailangan ng Publiko sa regular na pulong nito sa 7:00 p.m. sa Enero 7, 2020, sa Tanggapan ng Lungsod, 2263 Santa Clara Avenue. Mangyaring ihatid ang mga tanong kay Lisa Fitts sa (510) 747-4349 o 711 (TTY/TRS).

### **MGA TADHANA PARA SA MGA TAONG MAY KAPANSANAN**

Kung ang sinumang taong may interes sa paglahok sa programang Blokeng Gawad sa Pagpapaunlad ng Komunidad (CDBG) / HOME ay isang taong may kapansanan gaya ng nilinaw ng Seksiyon 504 ng Batas ng 1974 sa Rehabilitasyon na nag-aatas ng isang kaluwagan upang lumahok o magkainteres, ang isang kahilingan para sa kaluwagan ay maaaring gawin kay Lisa Fitts sa (510) 747-4349 (Boses), 711 (TTY/TRS) o magpadala ng email sa [ra@alamedahsg.org](mailto:ra@alamedahsg.org). Ang naturang kahilingan ay dapat kabilang ang isang paglalarawan ng kaluwagang hinahangad, kasama ang isang pahayag ng kapansanan na nangangailangan ng kaluwagan. Anumang kahilingan para sa kaluwagan ay dapat suriin at ang isang sagot ay ipagkaloob sa loob ng limang araw ng trabaho pagkatapos matanggap ang naturang kahilingan. Ang paunawa ng anumang kaluwagan na iginawad ay agad ipagkakaloob sa humiling. Ang tagapag-ugnay ng Seksiyon 504 ng CDBG/HOME ay si Tonya Schuler-Cummins. Ang isang kopya ng pamamaraan ng karaingan ng 504 ay matatagpuan online sa [www.alamedahsg.org](http://www.alamedahsg.org).

### **MGA TADHANA PARA SA MGA RESIDENTENG HINDI NAGSASALITA NG INGLES**

Ang Lungsod ng Alameda ay may ugnayan ng mga empleyadong nagsasalita ng 45 wika na maaaring gumanap bilang mga tagasalin para sa mga residente na naghahangad ng impormasyon na nauukol sa mga programa ng CDBG/HOME. Kung binigyan ng paunawa nang maaga ng limang araw ng trabaho, makikipag-ayos ang Lungsod upang makakuha ng isang tagasalin. Mangyaring kontakin ang Lungsod sa (510) 747-4349 (Tinig), 711 (TTY/TRS), o email [lfitts@alamedahsg.org](mailto:lfitts@alamedahsg.org).

### **PATAKARANG WALANG-DISKRIMINASYON**

Ang Lungsod ng Alameda ay hindi nagdidiskrimina laban sa sinumang mga tao dahil sa lahi, kulay, relihiyon, bansang pinagmulan, angkan, sekso, kasarian, kinikilalang kasarian, pagpapahayag ng kasarian, oryentasyong sekswal, katayuang marital, katayuang pampamilya, pinagkukunan ng kita, henetikong impormasyon, kondisyong medikal, kapansanang pisikal o kapansanan ng isipan, o anumang ibang categoryang protektado ng batas.





# TRƯNG CẦU DÂN Ý THÀNH PHỐ ALAMEDA VỀ NHU CẦU PHÁT TRIỂN GIA CƯ VÀ CỘNG ĐỒNG

Hội Đồng Thành Phố Alameda sẽ tổ chức buổi Trưng Cầu Dân Ý vào ngày 7 tháng Giêng năm 2020. Công chúng được kêu gọi và khuyến khích đưa ra nhận xét về nhu cầu phát triển gia cư và cộng đồng của Thành Phố cho Kế Hoạch Chiến Lược Năm Năm của Quỹ Viện Trợ Phát Triển Cộng Đồng (CDBG) cho Năm Tài Chánh 2020-2025 và Kế Hoạch Hành Động Thường Niên cho Năm Tài Chánh 2020-2021. Dựa trên nguồn quỹ trong quá khứ, Thành Phố dự kiến nhận được khoảng \$1,000,000 USD thuộc quỹ CDBG và \$120,000 USD thuộc Thu Nhập Chương Trình cho Năm Tài Chính 2020-2021. Ít nhất 70% quỹ CDBG phải đem lại lợi ích cho cư dân hoặc khu phố có mức thu nhập từ thấp tới trung bình; một số tiền quỹ hạn chế có thể được phân bổ để xóa bỏ tình trạng hư hại ở một số khu vực đã chọn.

Bộ Nhà Ở và Phát Triển Đô Thị Hoa Kỳ (HUD) yêu cầu xây dựng một Kế Hoạch Chiến Lược Năm Năm mới và Kế Hoạch này sẽ được đệ trình thông qua Liên doanh HOME của Quận Alameda. Kế Hoạch Chiến Lược Năm Năm sẽ xác định các nhu cầu ưu tiên của cộng đồng về phát triển gia cư và cộng đồng và sẽ được sử dụng để định hướng cho việc phát triển các Kế Hoạch Hành Động Thường Niên trong thời gian năm năm của Năm Tài Chánh 2020-2025. Ưu tiên trước đây của Kế Hoạch Chiến Lược Năm Năm và Kế Hoạch Hành Động Thường Niên bao gồm: bảo toàn và gia tăng nhà ở giá rẻ và nhà ở hỗ trợ; giảm tình trạng phân biệt nhà ở; ngăn ngừa nạn vô gia cư và đáp ứng các nhu cầu phát triển cộng đồng không liên quan đến nhà ở, chẳng hạn như cải thiện khu phố, dịch vụ công, tăng cường khả năng tiếp cận và phát triển kinh tế. Quý vị có thể tham khảo Kế Hoạch Hợp Nhất Năm Năm cho giai đoạn Năm Tài Chánh 2015-2020 trên trang web của Cơ Quan Thẩm Quyền Gia Cư tại:

[http://www.alamedahsg.org/housing\\_development.html](http://www.alamedahsg.org/housing_development.html).

Ban Quan Hệ Nhân Sự Dịch Vụ Xã Hội của Thành Phố (SSHRB) đã tổ chức một cuộc họp cộng đồng vào ngày 21 tháng Mười Một năm 2019 để thảo luận và xác định các nhu cầu của cộng đồng.

## KÍNH MỜI VÀ KHUYẾN KHÍCH Ý KIẾN ĐÓNG GÓP CÔNG KHAI

Công chúng được kêu gọi và khuyến khích đưa ra nhận xét về những nhu cầu phát triển gia cư và cộng đồng. Vui lòng gửi nhận xét đến:

Gửi riêng: Lisa Fitts

Cơ Quan Quản Lý Gia Cư Thành Phố Alameda  
701 Atlantic Ave., Alameda, CA 94501

[lfitts@alamedahsg.org](mailto:lfitts@alamedahsg.org)

Quý vị có thể gửi nhận xét dưới dạng văn bản đến địa chỉ trên trước 4:00 chiều ngày 6 tháng Giêng năm 2020. Hội Đồng Thành Phố sẽ lắng nghe các ý kiến đóng góp và xem xét thông qua Báo Cáo Nhu Cầu Công Chúng tại buổi họp thường kỳ diễn ra tại Tòa Thị Chánh, 2263 Santa Clara Avenue vào lúc 7:00 tối ngày 7 tháng Giêng năm 2020. Vui lòng gửi trực tiếp mọi câu hỏi tới Lisa Fitts theo số (510) 747-4349 hoặc 711 (TTY/TRS).

## QUY ĐỊNH DÀNH CHO NGƯỜI KHUYẾT TẬT

Nếu bất kỳ người nào quan tâm tham gia chương trình Hỗ Trợ Nhà Ở Phát Triển Cộng Đồng (CDBG) / HOME và là người khuyết tật được quy định theo Mục 504 của Đạo Luật Phục Hồi Chức Năng năm 1974 cần chỗ ở để tham gia hoặc thể hiện sự quan tâm, người đó phải gửi yêu cầu về chỗ ở cho Lisa Fitts, số liên lạc (510) 747-4349, 711 (TTY/TRS), hoặc gửi email đến địa chỉ [ra@alamedahsg.org](mailto:ra@alamedahsg.org). Yêu cầu đó sẽ bao gồm mô tả về nơi ở mong muốn, cùng với tuyên bố về tình trạng khuyết tật đòi hỏi phải có nơi ở. Mọi yêu cầu về nơi ở sẽ đều được xem xét và quý vị sẽ nhận được câu trả lời trong năm ngày làm việc kể từ ngày nhận được yêu cầu đó. Thông báo về nơi ở được hỗ trợ sẽ được cung cấp nhanh chóng cho người yêu cầu. Điều phối viên của CDBG/HOME theo Mục 504 là Tonya Schuler-Cummins. Quý vị có thể xem trực tuyến bản quy trình than phiền 504 tại địa chỉ [www.alamedahsg.org](http://www.alamedahsg.org).

## QUY ĐỊNH DÀNH CHO NGƯỜI DÂN KHÔNG NÓI TIẾNG ANH

Thành Phố Alameda có mạng lưới nhân viên nói được 45 ngôn ngữ có thể làm việc với vai trò là phiên dịch viên cho những người dân cần tìm kiếm thông tin liên quan đến chương trình CDBG/HOME. Nếu quý vị thông báo trước năm ngày làm việc, Thành Phố sẽ sắp xếp cung cấp phiên dịch viên. Vui lòng liên hệ với Thành Phố theo số (510) 747-4349 (Thoại), 711 (TTY/TRS), hoặc gửi email đến địa chỉ [lfitts@alamedahsg.org](mailto:lfitts@alamedahsg.org).

## CHÍNH SÁCH KHÔNG PHÂN BIỆT ĐỐI XỬ

Thành Phố Alameda không phân biệt đối xử đối với bất kỳ người nào trên cơ sở chủng tộc, màu da, tôn giáo, nguồn gốc quốc gia, tổ tiên, tình dục, giới tính, nhận dạng giới tính, biểu hiện giới tính, khuynh hướng tình dục, tình trạng hôn nhân, tình trạng gia đình, nguồn thu nhập, thông tin di truyền, bệnh trạng, khuyết tật thể chất hoặc khuyết tật tâm thần, hoặc bất kỳ danh mục nào khác được pháp luật bảo vệ.





## ALAMEDA 市有關住房和社區發展需求之

## 公共聽證會

Alameda 市議會將於 2020 年 1 月 7 日舉行公共聽證會。市政府邀請公眾參加聽證會，並鼓勵公眾就 2020-2025 財政年社區發展整體補助款 (CDBG) 五年戰略計畫及 2020-2021 財政年度實施計畫的市住房與社區發展需求發表意見。基於過去的資助，本市預計將於 2020-2021 財政年收到約 \$1,000,000 的 CDBG 津貼費用以及 \$120,000 的計畫收入。至少 70% 的 CDBG 資金必須令中低層收入的居民或社區獲益；可撥出有限數額的資金用於消除被選定地區的疫病。

住房和城市發展部 (HUD) 要求制定新的五年戰略計畫，此計畫將透過 Alameda 縣 HOME 財團提交。此五年戰略計畫將確定社區的優先住房和社區發展需求，並將用於指導在 2020-2025 財政年的五年期間制定未來年度實施計畫。過去，在制定五年戰略計畫和年度實施計畫時，都優先考慮了以下事項：保護和增加經濟適用房與支援性住房；減少住房歧視；防止出現無家可歸現象並解決非住房社區的發展需求，如社區改善、公共服務、無障礙環境改善及經濟發展。房管局網站上載有 2015-2020 財政年的五年合併計畫，可作為參考，網址：

[http://www.alamedahsg.org/housing\\_development.html](http://www.alamedahsg.org/housing_development.html)。

本市的社會服務人類關係委員會 (SSHRB) 於 2019 年 11 月 21 日舉行了公眾會議，以討論並確定社區需求。

## 我們鼓勵並邀請公眾發表意見

我們鼓勵並邀請公眾就住房和社區發展需求發表意見。請將您的意見寄送至以下地址：

收件人：Lisa Fitts  
Housing Authority of the City of Alameda  
701 Atlantic Ave.  
Alameda, CA 94501  
[lfitts@alamedahsg.org](mailto:lfitts@alamedahsg.org)

書面意見可於 2020 年 1 月 6 日下午 4:00 前提交至上述地址。市會議將於 2020 年 1 月 7 日晚上 7:00 在市政廳 (2263 Santa Clara Avenue) 舉行的常規會議上聽取公眾意見並考慮採納公共需求聲明。如有任何問題，請聯絡 Lisa Fitts，電話：(510) 747-4349 或 711 (TTY/TRS)。

## 殘障人士服務

有意參加「社區發展基金」(CDBG) / HOME 計畫之殘障人士（見《1974 年復健法》第 504 條定義），且需獲得特殊照顧以使其參與或關心計畫者，可向 Lisa Fitts 提出特殊照顧申請，電話：(510) 747-4349、711 (TTY/TRS)，或電子郵件：[lfitts@alamedahsg.org](mailto:lfitts@alamedahsg.org)。申請時應說明所需特殊照顧以及造成此特殊照顧需求的殘障情況。我們將審核特殊照顧申請，並於接獲申請後五個工作日內回復。一旦批准特殊照顧將立即通知申請人。CDBG/HOME 計畫 504 協調員是 Tonya Schuler-Cummins。504 申請程序副本可從以下網站獲取：  
[www.alamedahsg.org](http://www.alamedahsg.org)。

## 不諳英語之居民

Alameda 市的員工可提供 45 種語言的口譯服務，幫助居民洽詢 CDBG / HOME 計畫的資訊。請提前五個工作日告知，以便本市安排口譯服務。請聯絡市政府，電話：(510) 747-4349（語音）、711 (TTY/TRS)，或發送電子郵件至 [lfitts@alamedahsg.org](mailto:lfitts@alamedahsg.org)。

## 反歧視政策

Alameda 市不因種族、膚色、宗教、原國籍、血統、生理性別、社會性別、性別認同、性別表達、性傾向、婚姻狀態、家庭狀態、收入來源、基因資訊、醫療狀況、身心障礙或其他法律所保護之類別而歧視他人。



## **Appendix C**

SF 424's  
(Final Draft Only)

## **Appendix D**

Certifications  
(Final Draft Only)