

CONSOLIDATED PLAN



FY 2015 – FY2019

Alameda County HOME Consortium

May 15, 2015

Executive Summary

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

1. Introduction

Alameda County Housing and Community Development Department (HCD) of the Alameda County Community Development Agency is the lead agency for the Alameda County HOME Consortium, which includes the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County, which includes the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the unincorporated areas of the County. HCD is also the lead agency for the Urban County.

The HOME Consortium (referred to as the Consortium in this document) has adopted a five-year consolidated planning cycle starting July 1, 2015 through June 30, 2020 and has produced this Action Plan for the first year of that cycle (July 1, 2015 – June 30, 2016) (FY15). This Consolidated Plan and Action Plan have been prepared for all jurisdictions in the Consortium. HCD coordinated the process with the assistance of community development and planning staff from each of the Consortium's jurisdictions.

The Consolidated Plan and Action Plan are important documents for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Consolidated Plan and Action Plan focus attention on housing and community development needs and the resources available to meet these needs.

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

The HOME Consortium's Five-Year Strategic Plan the following priorities:

PRIORITY HOUSING NEEDS - 1. Increase the availability of affordable rental housing for extremely low (30%), very low (50%) and low (80%) income households

Objective: Promote the production of affordable rental housing by supporting the acquisition, rehabilitation and new construction of units.

2. Preserve existing affordable rental and ownership housing for households at or below 80% of AMI -

Objectives: A) Provide assistance to low and moderate income homeowners in order to maintain and preserve their housing stock. B) Use all resources available to promote the preservation of existing rental housing stock occupied by low and moderate income households and promote its affordability.

3. Assist low and moderate income first time homebuyers - *Objective:* Provide assistance to, and increase affordability of, homeownership of first time low/mod homebuyers.

4. Reduce housing discrimination. *Objective:* Reduce housing discrimination through provision of fair housing and landlord/tenant services.

PRIORITY HOMELESS NEEDS - By December 2020, end homelessness as a chronic and on-going condition for any household in our community

Objectives: A) Use resources to rapidly re-house households. B) Reduce by 50% the amount of time spent living in places not fit for human habitation and/or transitional housing or shelter before returning to permanent housing. C) Increase the rate at which people exit homelessness to permanent housing to 65%. D) Prevent 10% of people requesting shelter from needing shelter by resolving crisis to enable household to keep permanent housing. E) Create three Regional Housing Resource Centers.

PRIORITY SUPPORTIVE HOUSING NEEDS - Increase the availability of service-enriched housing for persons with special needs

Objective: Promote the production of affordable housing, especially permanent housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by developers.

COMMUNITY DEVELOPMENT NEEDS - Senior facilities and services - *Objective:* Evaluate funding applications for senior services and/or facilities on the basis of low income and moderate income senior needs in the particular jurisdiction and promote provision of these services and/or facilities to the extent feasible.

Park and recreations facilities - *Objective:* Support the expansion of existing and/or new development of park and recreation facilities to the extent feasible.

Neighborhood facilities - *Objective:* Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible.

Childcare facilities and services - *Objective:* Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible.

Crime reduction - *Objective:* Support crime awareness activities and/or services to the extent feasible.

Accessibility needs - *Objective:* Support the provision of accessibility improvements to the extent feasible.

Infrastructure improvements - *Objective:* Support provision of infrastructure improvements to the extent feasible.

Public facilities - *Objective:* Support expansion or improvement of public facilities to the extent feasible.

Public service - *Objective:* Support critical public service activities to the extent feasible.

Economic development - *Objective:* Support expansion and creation of economic development opportunities to the extent feasible.

3. Evaluation of past performance

An evaluation of FY13 activities was developed for public comment in September 2014. Accomplishments for FY13 activities were included in the FY13 CAPER that was released for public comment in early September 2014. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY14/15 will be completed in September 2015.

4. Summary of citizen participation process and consultation process

Community participation is a very important part of the Consolidated Plan and Action Plan development process. A pre-draft public hearing on the Action Plan took place on January 13, 2015 at the Alameda County Housing and Community Development Advisory Committee's (HCDAC) meeting to present an overview of the Consolidated Plan, and review and solicit input on the housing and community development needs in the HOME Consortium. The HCDAC is composed of citizens who have been appointed by members of the Alameda County Board of Supervisors, live in the County and have an interest in community development. The meeting was held in the evening to allow working people to attend and participate. No comments were received at this meeting.

The 30-day public comment period for the Consolidated Plan required by HUD, took place from April 9, 2015 through May 8, 2015. A public hearing was held on April 16, 2015 to take comments on the draft HOME Consortium Consolidated Plan. No comments were received. This meeting was held at the County's Community and Housing Development office in Hayward. Public Notices are placed in all Bay Area Newspaper Group (BANG) newspapers in Alameda County (Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald). The notice includes provisions for how the disabled can access the meeting along with a detailed description of what is included in the Consolidated Plan. The Urban County's Citizen's Action Participation Plan does not include requirements for printing notices in non-English speaking newspapers; however, several jurisdictions (Hayward and Fremont) do publish the notices for their meeting in Spanish language papers. At the public hearing, the hearing is listed and noticed as a hearing in the agenda. A sign-in sheet is circulated for attendance. HCD staff present the staff report regarding the Consolidated Plan. Committee members ask questions of staff, the public is then asked to make comments. Any comments are recorded in the meeting and will be listed below.

The draft Consolidated Plan was distributed to all cities and main library branches in Alameda County, HUD, and any interested citizens, organizations, or agencies. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public. Distribution will be the same as mentioned above as well as any requests made to HCD for a copy of the Consolidated Plan. Materials will also be made available in alternate formats upon request.

In addition, a survey was sent out to all of the cities to distribute to interested parties. 143 people participated in the survey. Responses were received from people who live or work in the cities of Alameda, Albany, Berkeley, Fremont, Hayward, Livermore, Oakland and San Leandro. Throughout the Consortium, most respondents indicated that homeless persons and lower income families had the highest level of need in the community. There is a significant need for housing and services for homeless individuals; emergency shelters for families and permanent, supportive and affordable housing are needed for homeless persons. Outreach for people living on the streets and in encampments is

considered the service most needed to address the needs of homeless persons. Additionally, lower income families are also considered to have a high level of need for services in the community, and the services most needed are (1 information and referral to services, (2 crisis intervention services and (3 food and hunger-related services.

5. Summary of public comments

No comments were received.

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 COUNTY | |
| CDBG Administrator | ALAMEDA COUNTY | Housing and Community Development |
| HOME Administrator | ALAMEDA COUNTY | Housing and Community Development |
| ESG Administrator | ALAMEDA COUNTY | Housing and Community Development |
| HOPWA-C Administrator | ALAMEDA COUNTY | Housing and Community Development |

Table 1 – Responsible Agencies

Narrative

Alameda County, as an Urban County, is well positioned to coordinate the work of public, private, and non-profit organizations through which it will carry out the Consolidated Plan and Annual Action Plan.

Alameda County, specifically the Housing and Community Development Department (HCD), is the lead agency responsible for overseeing the development of the Consolidated Plan for the Alameda County HOME Consortium (“Consortium”), which includes the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County, which includes the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the unincorporated areas of the County. These cities, along with various departments in Alameda County, will be the major public agencies responsible for administering programs covered by the Consolidated Plan.

Many groups and individuals were contacted in preparing the Consolidated Plan. The HOME Consortium maintains formal contact and works closely with the Public Housing Authorities located within the jurisdictions. The coordination and consultation for both the PHA Plan and the HOME Consortium’s Plan ensures that both groups will work together to empower local public housing residents and to coordinate efforts to obtain affordable housing programs in the Consortium area. The details of how this will take place are identified throughout both plans.

EveryOne Home is Alameda County’s Continuum of Care Council, which continues to work on addressing homelessness on a county-wide basis. Much of the work of EveryOne Home is discussed in the homeless section and in the annual Continuum of Care funding application.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The Consolidated Plan is an important document for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Consolidated Plan focuses attention on housing and community development needs and resources available to meet these needs.

The FY15-FY19 Consolidated Plan was prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. The Alameda County Healthy Homes Department provided valuable information on the number of households at risk of lead poisoning, and the programs currently operating or planned to mitigate lead-based paint hazards. The three public housing authorities operating in the HOME Consortium (City of Alameda, City of Livermore, and Alameda County) were consulted to obtain current data on Public Housing and Section 8 housing needs, public housing improvements, and other activities.

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)).

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan, Mental Health Services Act (MHSA) funds and Housing Opportunities for People with AIDS (HOPWA). MHSA is a California program administered locally by Alameda County's Behavioral Health Care Services Department. The program funds affordable housing development, in partnership with the County Housing and Community Development Department (HCD) and California Housing Finance Agency, rental assistance and services. HOPWA funds are administered by HCD in Alameda County on behalf of the City of Oakland which is the HOPWA grantee. HOPWA funds are used to support affordable housing development, short term rental assistance, and housing-related services.

The EveryOne Home Plan has been adopted by the Alameda County Board of Supervisors and all 14 cities, and endorsed by numerous community organizations.

Implementation of the Plan is coordinated by a community-based organization of the same name. It is guided by a Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofit service providers and housing developers, businesses, law enforcement, housing authorities, and faith-based organizations.

EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home, with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies: 1) Prevent homelessness and other housing crises; 2) Increase housing opportunities for homeless and extremely low-income households; 3) Deliver flexible

services to support stability and independence; 4) Measure success and report outcomes; and 5) Develop long-term leadership and build political will.

Alameda County will continue to implement a program using State funds at the County level that uses rapid rehousing strategies to assist homeless individuals leaving State correctional facilities to avoid homelessness. The THP+ program provides transitional housing for youth aging out of foster care. In addition, the Social Services Agency in the County, in collaboration with local providers, is developing an 'Emancipation Village' with housing and services for emancipating foster youth. While the Village is located in Oakland, it will serve youth coming from the entire County.

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

Stakeholders in Alameda County have been assessing the needs of persons experiencing homelessness and working to improve our response across the county since the founding of Alameda County-wide Homeless Continuum of Care Council in 1997. The collaboration includes cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services and mental health services — that share overlapping client populations. Alameda Countywide Homeless and Special Needs Housing Plan, now known as the EveryOne Home plan, helped to form EveryOne Home into a community based organization to implement the Plan and now serves as the County's Continuum of Care.

EveryOne Home coordinates local efforts to address homelessness, seeks to maintain the existing service capacity, build new partnerships that generate greater resources for the continuum of housing, services, and employment, and establish inter-jurisdictional cooperation. EveryOne Home leverages substantial federal, state, and local resources for homeless housing and services, standardize data collection, and facilitate a year-round process of collaboration. EveryOne Home includes representation from HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business representatives, and education and health care professionals. EveryOne Home receives administrative funding through Alameda County's General Fund as well as contributions from each of Alameda County's jurisdictions.

The EveryOne Home plan is structured around five major goals: 1) **Prevent homelessness and other housing crises.** The most effective way to end homelessness is to prevent it in the first place by making appropriate services accessible at the time they are needed. In particular, people leaving institutions such foster care, hospitals, jails and prisons need interventions and planning that will prevent them from exiting into homelessness. 2) **Increase housing opportunities for the plan's target populations.** Increasing affordable and supportive housing opportunities requires creative use of existing resources, developing new resources and using effective models of housing and services. This plan identifies a need for 15,000 units of housing for people who are homeless or living with HIV/AIDS or mental illness over the next 15 years. 3) **Deliver flexible services to support stability and independence.** Culturally competent, coordinated support services must accompany housing. Direct service providers in all systems throughout the county must have a degree of knowledge about and access to a range of

housing resources and supportive services. 4) **Measure success and report outcomes.** Evaluating outcomes will allow systems and agencies to identify successful programs and target resources toward best practices. 5) **Develop long-term leadership and build political will.** The goals of EveryOne Home will only be achieved by developing a long-term leadership structure that can sustain systems change activities. Implementation of this plan will also require building and sustaining political and community support for its vision and activities.

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

Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee supports the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless 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 in early 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY15-FY19 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

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | Alameda County Entitlement Jurisdictions |
| | Agency/Group/Organization Type | Other government - County Other government - Local Regional organization Grantee Department |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Alameda County HCD, City of Berkeley and City of Oakland met to discuss regional issues affecting all three entitlement jurisdictions and to coordinate HOPWA and Continuum of Care consultations. |
| 2 | Agency/Group/Organization | Alameda County Unincorporated County Services Committee |
| | Agency/Group/Organization Type | Other government - County Business and Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Presentation of the draft Community Development Block Grant Unincorporated County Strategy 2015-2019 before the Unincorporated Services Committee of the Alameda County Board of Supervisors. Received Citizen input on Strategy to date. |
| 3 | Agency/Group/Organization | Alameda County Healthy Homes |
| | Agency/Group/Organization Type | Other government - County |

| | | |
|---|--|--|
| | What section of the Plan was addressed by Consultation? | Lead-based Paint Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting between Healthy Homes and Urban County to develop strategies for ways the Healthy Homes program could meet the needs of the Urban County jurisdictions for the next five years. |
| 4 | Agency/Group/Organization | Housing Authority of Alameda County |
| | Agency/Group/Organization Type | PHA |
| | What section of the Plan was addressed by Consultation? | Public Housing Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Email and telephone conversations regarding needs and activities for next five years. Also consulted with City of Alameda Housing Authority and City of Livermore Housing Authority. City of Pleasanton Housing Authority is a part of the Housing Authority of Alameda County. |
| 5 | Agency/Group/Organization | ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT |
| | Agency/Group/Organization Type | Housing PHA 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-Employment Service-Fair Housing Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care Other government - County Other government - Local Regional organization Planning organization |

| | | |
|---|--|---|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Stakeholder's survey for the Analysis of Impediments to Fair Housing Choice - telephone and email survey. |
| 6 | Agency/Group/Organization | Alameda County HCD |
| | Agency/Group/Organization Type | Other government - County Other government - Local Regional organization Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Survey sent out to HOME Consortium jurisdictions Citizen's Advisory Committees (or equivalent) to get their perceptions on what the priority needs are for the HOME Consortium over the next five years. 143 responses received. Information used to help shape priority areas. |
| 7 | Agency/Group/Organization | EveryOne Home |
| | Agency/Group/Organization Type | Publicly Funded Institution/System of Care Regional organization Planning organization |

| | | |
|---|--|--|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Joint meeting with the Cities of Berkeley and Oakland, HCD and Everyone Home to develop five year strategies for ending homelessness. |
| 8 | Agency/Group/Organization | CITY OF OAKLAND |
| | Agency/Group/Organization Type | Services-Persons with HIV/AIDS Other government - County Other government - Local Regional organization |
| | What section of the Plan was addressed by Consultation? | HOPWA Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Meeting with the Cities of Oakland, Berkeley, HCD and Contra Costa County to discuss regional HOPWA needs for the next five years. |

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

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

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---------------------|--------------------------|---|
| Continuum of Care | EveryOne Home | |

Table 3 – Other local / regional / federal planning efforts

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

Alameda County consulted with representatives of twelve local governments within the HOME Consortium and Urban County in preparation of this plan. Additionally, all of the HOME entitlement jurisdictions (Alameda County, Berkeley and Oakland) meet to coordinate planning efforts. These three are also part of a larger East Bay HOME Grantee Collaboration that also includes Contra Costa County and the City of Richmond which also provided input

The County will continue to partner with local governments and State agencies to ensure full and complete implementation of the Consolidated Plan.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

All aspects of programs administered by HCD are conducted with freedom of access for all interested persons. Citizens are encouraged to be involved in the development of programs offered by HCD including recommending program policies and funding, the five year Consolidated Plan, Annual Action Plan, Substantial Amendments to the Consolidated/Action Plans, Consolidated Annual Performance and Evaluation Report, and the Citizen Participation Plan. Community participation is a very important part of the Consolidated Plan development process. Many organizations were contacted during the development period including homeless service providers, service clients, people-at-risk of homelessness and other special needs groups such as people with disabilities, frail elderly, or people with alcohol and/or other drug problems.

A pre-draft public hearing on the Consolidated Plan and *Analysis of Impediments to Fair Housing Choice (AI)* took place on January 13, 2015 at the Housing and Community Development Advisory Committee meeting. The purpose of the meeting was to present an overview of the Consolidated Plan and AI, and review and solicit input on the housing and community development needs in the HOME Consortium. No public comments were received.

The 30-day public comment period for the Consolidated Plan will take place from April 9 - May 8, 2015. A public hearing will be held on April 16, 2015 to take comments on the draft HOME Consortium Consolidated Plan. Public Notices are placed in the following newspapers: Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald. Any comments are recorded in the meeting and will be listed below.

The draft Consolidated Plan will be distributed to all cities and main library branches in Alameda County, HUD, and any interested citizens, organizations, or agencies. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|--|---|---|---------------------|
| 1 | Public Meeting | Non-targeted/broad community | Over 35 people from Unincorporated Alameda County attended Alameda County Board of Supervisors' Unincorporated County Services Committee meeting on Dec 3, 2014. PowerPoint presentation on the draft CDBG Unincorporated County Strategy 2015-2019. | Comments received were clarification on the types of project CDBG funds; a desire for more street lighting in the community and sidewalks near schools. Comments were also received regarding other County Department plans that were summarized in the presentation. | No comments were not accepted. Some of the project highlighted were not eligible or were too expensive to consider unless leveraged with other funds. | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|------------------------------|--|---------------------|
| 2 | Public Hearing | Non-targeted/broad community | Six Housing and Community Development Advisory Committee Members and three members of the general public heard s presentation on the Analysis of Impediments to Fair Housing Choice and on the Pre-Draft Consolidated Plan. | No comments were received. | No comments were not 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) |
|------------|------------------|------------------------------|--|---|--|---------------------|
| 3 | Community Survey | Non-targeted/broad community | 143 people responded to a survey to solicit Consolidated Plan priorities. Responses were received from people who live or work in the cities of Alameda, Albany, Berkeley, Fremont, Hayward, Livermore, Oakland and San Leandro. | Throughout the Consortium, most respondents indicated that homeless persons and lower income families had the highest level of need in the community. There is a significant need for housing and services for homeless individuals; emergency shelters for families and permanent, supportive and affordable housing are needed for homeless persons. Outreach for people living on the streets and in encampments is considered the service most needed to address the needs of homeless persons. Additionally, lower | No comments were not accepted. | |

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| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|-------------------|-------------------------|------------------------------|--|--|---|----------------------------|
| 4 | Public Hearing | Non-targeted/broad community | The Public Hearing was held on April 16, 2015 at the regularly scheduled HOME Technical Advisory Committee Meeting. No members of the public attended the meeting. | No comments were received at the public hearing; additionally no comments were received during the public comment period which ended on May 8, 2015. | No comments were not accepted. | |

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

According to the 2010 U.S. Census, Alameda County experienced population growth of 4.6% from 2000 to 2010. Overall increases in population require planning for new housing, as well as rehabilitation of existing housing stock and efforts to keep the existing housing stock affordable. The Alameda County HOME Consortium has conducted a Housing Needs Assessment, Housing Market Analysis and Homelessness Analysis to provide an overview of the current state of housing and homelessness within the HOME Consortium. The Housing Needs Assessment and Housing Marketing Analysis are based on information developed and compiled from the HOME Consortium members. Data was gathered on a jurisdictional level, Consortium level and County-wide level to provide a broad picture of housing and homeless needs within Alameda County with specific focus on housing development and housing needs within the Consortium jurisdictions. The Homelessness Analysis section describes the needs of the homeless population and subpopulations within it, as well as the facilities and services available within the “Continuum of Care” in Alameda County.

The Alameda County HOME Consortium is the second largest HOME entitlement jurisdiction in the San Francisco Bay Area with a current total population of 1,055,889 (CA Dept. of Finance 2013 estimates), comprising 67% of Alameda County’s population. There are eight CDBG entitlement jurisdictions within the HOME Consortium: the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City, and the Alameda County Urban County (which includes the Unincorporated County and the cities of Albany, Dublin, Emeryville, Newark and Piedmont).

The recent economic recession substantially increased the number of households with cost burdens and other housing problems both nationally and statewide. While economic conditions have improved throughout Alameda County, the housing market recovery has been slow, resulting in continued housing need. At the same time, rental rates are increasing rapidly in many areas of Alameda County, including within the HOME Consortium areas. An assessment of the affordable rental and owned homes for each jurisdiction was conducted based on available demographic, economic, and housing data. The assessment utilizes HUD’s new eCon Planning Suite, which was downloaded in the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan.

The Consortium’s housing needs center on cost burdening, affordability, and changing demographics.

The Consortium’s homeless needs center on identifying homeless populations and the resources currently available. Non-homeless special needs are included in the housing needs and non-housing community development needs. Additionally special needs populations are identified and current resources categorized. Non-housing community development needs are identified through a community survey which was distributed to all Urban County CDBG jurisdictions.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In 2014, there were approximately 362,604 housing units in the Alameda County HOME Consortium. Of the total number of units, 143,229 (39.5%) are renters and 219,375 (60.5%) are owners. In 2014, median income in the Oakland PMSA was \$88,500 for a household of four; down 4% from the 2011 data shown below. 111,820 households (33%) are low income households (both rental and ownership); of these 48,594 renters had a cost burden of more than 30%; 27,309 had a severe cost burden of between 30% and 50%; 9,238 had overcrowding issues. 28,420 homeowners had a cost burden of more than 30%; 19,834 had a severe cost burden of between 30% and 50%; 2,895 had overcrowding issues.

| Demographics | Base Year: 2000 | Most Recent Year: 2011 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 941,514 | 994,471 | 6% |
| Households | 327,809 | 336,719 | 3% |
| Median Income | \$0.00 | \$0.00 | |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|--|----------------|------------------|------------------|-------------------|----------------|
| Total Households * | 34,680 | 33,070 | 44,070 | 31,829 | 193,069 |
| Small Family Households * | 11,320 | 12,155 | 19,304 | 14,633 | 114,045 |
| Large Family Households * | 2,610 | 4,014 | 5,683 | 3,570 | 20,875 |
| Household contains at least one person 62-74 years of age | 6,650 | 6,013 | 8,778 | 5,449 | 30,774 |
| Household contains at least one person age 75 or older | 6,492 | 6,824 | 5,887 | 3,574 | 11,178 |
| Households with one or more children 6 years old or younger * | 5,872 | 6,762 | 9,042 | 5,700 | 24,926 |
| * the highest income category for these family types is >80% HAMFI | | | | | |

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|--------|-----------|-------------|-------------|--------------|--------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 759 | 464 | 419 | 190 | 1,832 | 65 | 130 | 85 | 59 | 339 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 637 | 678 | 954 | 239 | 2,508 | 120 | 104 | 148 | 153 | 525 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 1,480 | 2,089 | 1,989 | 939 | 6,497 | 169 | 330 | 1,090 | 763 | 2,352 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 14,320 | 7,889 | 2,195 | 215 | 24,619 | 6,115 | 6,060 | 6,654 | 3,985 | 22,814 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 2,005 | 5,330 | 10,549 | 4,288 | 22,172 | 1,745 | 1,930 | 4,220 | 5,324 | 13,219 |
| Zero/negative Income (and none of the above problems) | 1,475 | 0 | 0 | 0 | 1,475 | 910 | 0 | 0 | 0 | 910 |

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|--------|-----------|-------------|-------------|--------------|--------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 17,189 | 11,124 | 5,559 | 1,575 | 35,447 | 6,470 | 6,620 | 7,979 | 4,969 | 26,038 |
| Having none of four housing problems | 4,800 | 7,519 | 17,219 | 13,094 | 42,632 | 3,855 | 7,795 | 13,314 | 12,194 | 37,158 |
| Household has negative income, but none of the other housing problems | 1,475 | 0 | 0 | 0 | 1,475 | 910 | 0 | 0 | 0 | 910 |

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|-----------------------------|-----------|-------------|-------------|--------|-----------|-------------|-------------|--------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 7,645 | 7,498 | 6,864 | 22,007 | 2,109 | 2,879 | 5,377 | 10,365 |
| Large Related | 1,770 | 2,287 | 1,300 | 5,357 | 409 | 1,004 | 2,493 | 3,906 |
| Elderly | 4,044 | 2,527 | 1,616 | 8,187 | 4,240 | 3,255 | 2,538 | 10,033 |
| Other | 5,374 | 3,649 | 4,020 | 13,043 | 1,367 | 1,260 | 1,489 | 4,116 |
| Total need by income | 18,833 | 15,961 | 13,800 | 48,594 | 8,125 | 8,398 | 11,897 | 28,420 |

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|--------|-----------|-------------|-------------|--------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 6,835 | 3,899 | 850 | 11,584 | 1,920 | 2,435 | 3,473 | 7,828 |
| Large Related | 1,545 | 724 | 170 | 2,439 | 369 | 900 | 1,299 | 2,568 |
| Elderly | 3,200 | 1,423 | 518 | 5,141 | 2,930 | 2,095 | 1,290 | 6,315 |
| Other | 4,905 | 2,500 | 740 | 8,145 | 1,114 | 965 | 1,044 | 3,123 |
| Total need by income | 16,485 | 8,546 | 2,278 | 27,309 | 6,333 | 6,395 | 7,106 | 19,834 |

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 1,857 | 2,118 | 2,374 | 865 | 7,214 | 190 | 230 | 868 | 448 | 1,736 |
| Multiple, unrelated family households | 179 | 534 | 518 | 288 | 1,519 | 74 | 199 | 370 | 451 | 1,094 |
| Other, non-family households | 150 | 200 | 130 | 25 | 505 | 20 | 10 | 10 | 25 | 65 |
| Total need by income | 2,186 | 2,852 | 3,022 | 1,178 | 9,238 | 284 | 439 | 1,248 | 924 | 2,895 |

Table 11 – Crowding Information - 1/2

Data 2007-2011 CHAS
Source:

| | Renter | | | | Owner | | | |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Many of the elderly households listed above can be assumed to be single person households. Of these elderly households 8,187 renters have cost burdens above 30% an additional 5,141 have a severe cost burden between 30% and 50%. 10,033 owners are cost burdened at more than 30% and an additional 6,315 have a severe cost burden between 30% and 50%.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2012 American Community Survey estimates, 84,673 residents of the HOME Consortium (or 8.5% percent of the total population) were of a disabled status. The data also reflected that 2.4% of the HOME Consortium's population had self-care limitations. Each year there are approximately 6,200 people in Alameda County who are victims of domestic violence. The four domestic violence shelters in the County provide approximately 22,000 bed nights to survivors of domestic violence, with an average stay of 25 days that means only 880 people can utilize the local shelters.

What are the most common housing problems?

The most common housing problem in the HOME Consortium is lack of affordable housing.

The second most common housing problem was cost burden, where residents paid more than 30 percent of their gross income on housing costs. This problem is most acute for renters and households with incomes under 30 percent of AMI. Households paying more than 50 percent of their income for housing is also an issue, again particularly for those with incomes under 30 percent of AMI.

The third most common housing problem was substandard housing. This problem also disproportionately affected renters and owner households under 30 percent of HAMFI.

Are any populations/household types more affected than others by these problems?

The housing trend is that renters and extremely low-income households are much more likely to have housing problems than homeowners and higher income groups. CHAS data on severe housing problems indicated that 98,500 renter households and 78,873 owner households in the HOME Consortium had one or more housing problems (2008-2012 American Community Survey 5-Year Estimates). This trend holds true with overcrowding, as 19% of renter households were overcrowded households, while only 7% of owner households were overcrowded households. The elderly, particularly homeowners, were also affected by cost burdens, as 2% of senior households with incomes below 30 percent AMI paid more than 30% of their monthly income on housing costs.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Just over 40% of persons entering emergency shelters and transitional housing in 2013 could be classified as coming from a situation of imminent risk. Of those, 65% were staying with friends and family with another 3% in their own rental housing. These households are extremely low-income, most with incomes below \$1,000 per month, and unlikely to qualify for their own housing in the county's current rental market. The EveryOne Home Leadership Board has identified households living with friends and family as prime candidates for shelter diversion strategies. The goal being to help persons at imminent risk stabilize in the housing arrangements they currently have, provided they are safe, rather than trying to relocate or enter shelter. Diversion strategies can include but are not limited to, mediation, small one time financial assistance to pay overdue utility or rent bills, and help securing benefits. Families that have been assisted by rapid re-housing have in most cases been connected to supportive services, such as food banks, low cost childcare, health clinics, etc. near their current housing. Case managers also work with households in increasing income and/or reducing costs by seeking community services. Returns to homelessness to households assisted by rapid re-housing in 2013 were 6% county-wide.

Returns to homelessness for households served by rapid re-housing are under 3% continuum-wide. Persons and families served by rapid re-housing are rarely served the full 18 or 24 months allowed by regulations and are thereby encouraged to contact the program if a new housing crisis arises before losing their housing. Housing Case Managers frequently maintain contact with households monthly for 3-6 months post the rental assistance to confirm the household remains stably housed. The HMIS is an open data system and staff can access the service record of a new person seeking services even if it was with a different agency and can potentially intervene to protect or regain that housing before shelter entry.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The projections on the number of people becoming homeless each year is estimated from the number of homeless people entered into HMIS in the previous year. Currently, there is no operational definition of "at risk" of homelessness that is used consistently in the Alameda County CoC.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The characteristic that has been linked most clearly with instability and an increased risk of homelessness is a lack of affordable housing for lower-income households. The typical measure of housing affordability is whether tenants are paying more than 30% of their gross income on rent. For example a family earning \$27,600 (30% of AMI) would be able to afford \$690 a month towards housing cost; a very low income family (50% of AMI) earning \$46,000 would be able to spend \$1,150 per month

on housing costs and a low income family (80% of AMI) earning \$67,600 would be able to spend \$1,690 a month towards housing costs. According to 2011 data from the American Community Survey, 14% of renters in the HOME Consortium paid more than 30% of their income on housing.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to define disproportionate housing need as when the percentage of any racial or ethnic group has a disproportionately greater need in comparison to the needs of that category of need as a whole. For the purposes of HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

Housing needs are identified in the columns stating "Has one or more of 4 housing problems". The four housing problems are defined as: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) Household is overcrowded; and 4) Household is cost burdened at greater than 30%.

0%-30% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 27,958 | 5,019 | 2,453 |
| White | 11,843 | 2,828 | 1,059 |
| Black / African American | 3,404 | 470 | 230 |
| Asian | 5,628 | 744 | 795 |
| American Indian, Alaska Native | 150 | 34 | 10 |
| Pacific Islander | 135 | 0 | 10 |
| Hispanic | 6,149 | 839 | 304 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 23,780 | 8,337 | 0 |
| White | 9,358 | 5,433 | 0 |
| Black / African American | 2,664 | 399 | 0 |
| Asian | 4,110 | 929 | 0 |
| American Indian, Alaska Native | 109 | 8 | 0 |
| Pacific Islander | 170 | 35 | 0 |
| Hispanic | 6,765 | 1,354 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 22,854 | 14,389 | 0 |
| White | 8,774 | 7,904 | 0 |
| Black / African American | 2,295 | 924 | 0 |
| Asian | 5,319 | 2,604 | 0 |
| American Indian, Alaska Native | 195 | 0 | 0 |
| Pacific Islander | 200 | 159 | 0 |
| Hispanic | 5,648 | 2,414 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|---|--|---|
| Jurisdiction as a whole | 15,239 | 16,385 | 0 |
| White | 5,894 | 8,599 | 0 |
| Black / African American | 1,065 | 1,474 | 0 |
| Asian | 4,243 | 2,793 | 0 |
| American Indian, Alaska Native | 29 | 84 | 0 |
| Pacific Islander | 135 | 165 | 0 |
| Hispanic | 3,674 | 2,755 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

When housing needs are looked at as a percentage of the overall Consortium population broken out by race, whites make up 11% of those with housing needs; Blacks represent 8%, Asians 7%, Native Americans 16%, Pacific Islanders 9% and Hispanics 9%. People in all races and income levels are experiencing housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to identify disproportionate severe housing need as when the percentage of any racial or ethnic group has a disproportionately greater need in comparison to the needs of that category of need as a whole. For the purposes of HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

HUD defines severe housing problems as: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.5 persons per room; 4) Cost burden over 50%.

The "severe housing problems" category differs from the "housing problems" category by households being more overcrowded and experiencing a greater cost burden. The HUD provided CHAS data shows that populations between 0-30% AMI experience severe housing problems at a much greater rate than other populations.

0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 24,318 | 8,674 | 2,453 |
| White | 10,243 | 4,420 | 1,059 |
| Black / African American | 3,069 | 810 | 230 |
| Asian | 4,707 | 1,669 | 795 |
| American Indian, Alaska Native | 110 | 73 | 10 |
| Pacific Islander | 135 | 0 | 10 |
| Hispanic | 5,424 | 1,554 | 304 |

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 15,010 | 17,098 | 0 |
| White | 6,038 | 8,758 | 0 |
| Black / African American | 1,479 | 1,595 | 0 |
| Asian | 2,785 | 2,269 | 0 |
| American Indian, Alaska Native | 63 | 53 | 0 |
| Pacific Islander | 80 | 125 | 0 |
| Hispanic | 4,190 | 3,910 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 10,829 | 26,419 | 0 |
| White | 3,524 | 13,139 | 0 |
| Black / African American | 710 | 2,515 | 0 |
| Asian | 2,989 | 4,939 | 0 |
| American Indian, Alaska Native | 90 | 100 | 0 |
| Pacific Islander | 135 | 235 | 0 |
| Hispanic | 3,143 | 4,933 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 6,155 | 25,465 | 0 |
| White | 1,933 | 12,555 | 0 |
| Black / African American | 215 | 2,325 | 0 |
| Asian | 1,953 | 5,082 | 0 |
| American Indian, Alaska Native | 25 | 88 | 0 |
| Pacific Islander | 110 | 189 | 0 |
| Hispanic | 1,817 | 4,615 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

This analysis demonstrated housing needs in these four categories do disproportionately impact whites in the HOME Consortium with a ratio of 42% have a housing problem while comprising only 32% of the population in the 0-30% incomes.

A larger point is that there are a number of people in all races and income levels who are experiencing housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to define disproportionate housing cost burden as when the percentage of any racial or ethnic group has a disproportionately greater housing cost burden in comparison to the others of that category of need as a whole. For the purposes of HUD, disproportionately greater housing cost burden exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|---------|--------|--------|-------------------------------------|
| Jurisdiction as a whole | 189,203 | 74,611 | 56,716 | 2,658 |
| White | 100,460 | 32,203 | 24,170 | 1,159 |
| Black / African American | 10,680 | 5,900 | 5,470 | 230 |
| Asian | 47,870 | 19,659 | 13,255 | 845 |
| American Indian, Alaska Native | 593 | 325 | 169 | 60 |
| Pacific Islander | 1,104 | 600 | 405 | 10 |
| Hispanic | 24,570 | 14,495 | 11,752 | 319 |

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

This analysis demonstrated housing cost burden disproportionately impact whites in the HOME Consortium with a ratio of 53% in the 30% or less category; 43% in the 30-50% category and 43% in the over 50% AMI category.

A larger point is that there are a number of people in all races and income levels who are experiencing housing cost burdens.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Whites in the 0-30% income categories consistently showed up as having a greater need or cost burden. It could be speculated that this is because lender were more willing to make this population “no document” loans or loans in general which could not be supported at these income levels when the recession hit. When housing needs are looked at as a percentage of the overall Consortium population broken out by race, whites make up 11% of those with housing needs; Blacks represent 8%, Asians 7%, Native Americans 16%, Pacific Islanders 9% and Hispanics 9%. People in all races and income levels are experiencing housing problems.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The following census tracts have a concentration of low income and minority census tracts: Hayward – 4377.02 (Hispanic); 4366.01 (Hispanic); 4369 (Hispanic); 4377.01 (Hispanic); 4363 (Hispanic); 4379 (Hispanic); 4375 (Hispanic); 4374 (Hispanic); 4351.04 (Hispanic); 4382.01 (Hispanic); Livermore - 4515.06 (Hispanic); San Leandro - 4334 (Asian); Union City – 4402 (Hispanic); 4403.31 (Asian); Ashland -4339 (Hispanic); San Lorenzo – 4362 (Hispanic); Cherryland 4356.02 (Hispanic) and 4356.01 (Hispanic).

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Housing Authority of the County of Alameda (HACA) provides public housing and project-based rental assistance to incorporated and unincorporated areas within the County, with the exception of the Cities of Alameda, Berkeley, Livermore and Oakland, each of which has its own housing authority.

HACA owns and operates two public housing complexes serving the County's low-income families, with 36 units in the city of Emeryville and 36 units in Union City. Since 2010, when HACA managed 411 public housing units, most public housing units in the Consortium jurisdictions have been replaced with other forms of subsidized housing units. HACA converted 158 of its public housing units in Union City to project-based Section 8 units between September 2011 and November 2012. The Dublin Housing Authority's 150-unit Arroyo Vista complex (managed by HACA) was disposed of in March 2011 to Eden Housing. The complex was demolished and redeveloped into two rental projects; Carlow Court at Emerald Vista is a 50-unit complex serving very low-income seniors with 50 HACA project-based Section 8 vouchers, and Wexford Way at Emerald Vista is a 130-unit complex for very low-income families with 32 HACA project-based Section 8 vouchers.

In addition, the Housing Authority of the City of Livermore (LHA), designated as a high performer, owns and manages 125 units of multifamily housing at Leahy Square. In addition, LHA has used HUD and City resources to acquire and rehabilitate 27 units of rental housing, including nine transitional units for households graduating from area homeless and domestic violence shelters. LHA staff provides appropriate support services to transitional housing residents, and eventually facilitates their move to permanent independent housing, a top priority among residents.

In total, 197 public housing units in the Consortium provide homes for families, the elderly and disabled individuals.

HACA reports a 2,098-person waitlist for public housing; the list has not been opened since December 2011. The public housing waitlist operates on a preference point system which awards points for families displaced by HACA due to a state or federal disaster, other families displaced due to a state or federal disaster, elderly and disabled individuals, and families that live or work in HACA's jurisdiction. Veterans are given priority within each preference category. The Livermore Housing Authority has not opened its public housing waitlist since 2011 and has 646 applicants as of July 2014. The City of Alameda's Housing Authority does not have a public housing waitlist because its sole public housing development was converted to project-based Section 8 in Fall 2009. It does, however, have a series of affordable housing waitlists with a total of 394 applicants. The waitlist was last opened in summer 2013. The sizeable waitlists maintained by the Consortium PHAs are an indicator of the demand and need for affordable units serving lower-income households.

Totals in Use

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 120 | 372 | 9,477 | 249 | 9,023 | 57 | 83 | 64 |

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | | |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|--|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | |
| # Homeless at admission | 0 | 0 | 2 | 10 | 0 | 1 | 9 | 0 | |
| # of Elderly Program Participants (>62) | 0 | 17 | 180 | 2,203 | 91 | 2,083 | 10 | 17 | |
| # of Disabled Families | 0 | 34 | 52 | 2,431 | 53 | 2,258 | 42 | 16 | |
| # of Families requesting accessibility features | 0 | 120 | 372 | 9,477 | 249 | 9,023 | 57 | 83 | |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Race | Program Type | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 49 | 184 | 3,165 | 99 | 2,982 | 21 | 38 | 24 |
| Black/African American | 0 | 52 | 60 | 4,570 | 85 | 4,400 | 31 | 36 | 18 |
| Asian | 0 | 7 | 126 | 1,618 | 58 | 1,532 | 1 | 6 | 21 |
| American Indian/Alaska Native | 0 | 0 | 0 | 75 | 3 | 68 | 3 | 0 | 1 |
| Pacific Islander | 0 | 12 | 2 | 49 | 4 | 41 | 1 | 3 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Ethnicity | Program Type | | | | | | | | |
|--------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 23 | 98 | 1,060 | 24 | 1,008 | 4 | 19 | 5 |
| Not Hispanic | 0 | 97 | 274 | 8,417 | 225 | 8,015 | 53 | 64 | 59 |

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type Data Source: PIC Information Center

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HACA reports a 2,098-person waitlist for public housing; the list has not been opened since December 2011. The public housing waitlist operates on a preference point system which awards points for families displaced by HACA due to a state or federal disaster, other families displaced due to a state or federal disaster, elderly and disabled individuals, and families that live or work in HACA's jurisdiction. Veterans are given priority within each preference category. HACA's public housing units consist primarily of two-story units; however, two units are one-story units that have been made mobility accessible. The tenants living in these two units need the mobility accessible features of these units. No other tenants have indicated a need for an accessible unit. There are 261 applicants on the waiting list that have indicated a need for an accessible unit.

The Livermore Housing Authority has not opened its public housing waitlist since 2011 and has 646 applicants as of July 2014. The City of Alameda's Housing Authority does not have a public housing waitlist because its sole public housing development was converted to project-based Section 8 in 2009. It does, however, have a series of affordable housing waitlists with a total of 750 applicants. The waitlist was last opened in spring 2015. Of these applicants 7.2% are elderly and 21% have indicated that they have a disability.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The immediate needs of Housing Choice Voucher (HCV) holders are finding available units to rent as the current rental market rates exceed "rent reasonableness" for HCV clients. HACA has 1,994 applicants on the waiting list for public housing, of these 154 are elderly, 561 are disabled and 261 have indicated a need for an accessible unit. On HACA's Section 8 Tenant-Based Waiting list there are 544 people; 98 are elderly, 193 are disabled and 91 have indicated a need for a disabled unit. The City of Alameda has a waiting list of 750 people, 7.2% are elderly and 21% have indicated that they have a disability.

How do these needs compare to the housing needs of the population at large

These needs are very similar to the population at large that is extremely low income.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Stakeholders in Alameda County have been assessing the needs of persons experiencing homelessness and working to improve our response across the county since the founding of Alameda County-wide Homeless Continuum of Care Council in 1997. The collaboration includes cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services and mental health services — that share overlapping client populations. Alameda Countywide Homeless and Special Needs Housing Plan, now known as the EveryOne Home plan, helped to form EveryOne Home into a community based organization to implement the Plan and now serves as the County's Continuum of Care.

EveryOne Home coordinates local efforts to address homelessness, seeks to maintain the existing service capacity, build new partnerships that generate greater resources for the continuum of housing, services, and employment, and establish inter-jurisdictional cooperation. EveryOne Home leverages substantial federal, state, and local resources for homeless housing and services, standardize data collection, and facilitate a year-round process of collaboration. EveryOne Home includes representation from HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business representatives, and education and health care professionals. EveryOne Home receives administrative funding through Alameda County's General Fund as well as contributions from each of Alameda County's jurisdictions.

The EveryOne Home plan is structured around five major goals: 1) **Prevent homelessness and other housing crises.** The most effective way to end homelessness is to prevent it in the first place by making appropriate services accessible at the time they are needed. In particular, people leaving institutions such foster care, hospitals, jails and prisons need interventions and planning that will prevent them from exiting into homelessness. 2) **Increase housing opportunities for the plan's target populations.** Increasing affordable and supportive housing opportunities requires creative use of existing resources, developing new resources and using effective models of housing and services. This plan identifies a need for 15,000 units of housing for people who are homeless or living with HIV/AIDS or mental illness over the next 15 years. 3) **Deliver flexible services to support stability and independence.** Culturally competent, coordinated support services must accompany housing. Direct service providers in all systems throughout the county must have a degree of knowledge about and access to a range of housing resources and supportive services. 4) **Measure success and report outcomes.** Evaluating outcomes will allow systems and agencies to identify successful programs and target resources toward best practices. 5) **Develop long-term leadership and build political will.** The goals of EveryOne Home will only be achieved by developing a long-term leadership structure that can sustain systems change activities. Implementation of this plan will also require building and sustaining political and community support for its vision and activities.

Homeless Needs Assessment

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Persons in Households with Adult(s) and Child(ren) | 218 | 1,134 | 2,720 | 406 | 430 | 200 |
| Persons in Households with Only Children | 0 | 10 | 20 | 8 | 12 | 200 |
| Persons in Households with Only Adults | 2,119 | 793 | 5,780 | 908 | 932 | 200 |
| Chronically Homeless Individuals | 760 | 171 | 1,870 | 282 | 302 | 200 |
| Chronically Homeless Families | 26 | 11 | 76 | 9 | 12 | 200 |
| Veterans | 353 | 139 | 977 | 121 | 157 | 200 |
| Unaccompanied Child | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons with HIV | 72 | 25 | 170 | 97 | 27 | 200 |

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The total number of chronically homeless single adults in Alameda County decreased by 185 persons (17%), from 1,116 in 2011 to 931 in 2013. They constitute 22% of Alameda County's homeless population, down nearly 5 percentage points from 27% in 2011. The number of chronically

homeless individuals who are sheltered decreased from 174 individuals in 2011 to 171 individuals in 2013. The number of unsheltered chronically homeless individuals decreased from 942 individuals in 2011 to 760 individuals in 2013.

In 2013, there were approximately 366 households with at least one adult and one child in emergency shelters, down from 293 in 2011. There were 8 households comprised of only children in emergency shelters in 2013, up from 3 households of solely children in 2011.

In 2013, there were approximately 758 households with at least one adult and one child in transitional housing, up from 703 in 2011, and 2 households comprised of only children in 2013, compared to no households of solely children in 2011.

The total number of homeless veterans is 492, in comparison to 488 veterans in 2011. The proportion of veterans who are sheltered and unsheltered is essentially unchanged from 2011. There were 345 unsheltered veterans in 2011 and 353 unsheltered veterans in 2013. There were 139 sheltered veterans in 2013 and 143 sheltered veterans in 2011.

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|----------------------------------|-------------------|-------------------------------|
| White | 538 | 623 |
| Black or African American | 1,047 | 682 |
| Asian | 33 | 14 |
| American Indian or Alaska Native | 49 | 78 |
| Pacific Islander | 29 | 25 |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic | 381 | 122 |
| Not Hispanic | 1,554 | 1,464 |

Data Source

Comments:

missing Other Multi-Racial Category - 239 sheltered; 164 unsheltered

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There are 462 families with children that are homeless. While the number of veterans in need of housing assistance is known, the number of families of veterans in need of housing assistance is unknown.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2013 Alameda County Homeless Count identified two distinct homeless populations: 1) sheltered homeless— people who are living in an emergency shelter or in a transitional housing program for the homeless (1,927 people); and 2) unsheltered homeless –people who are living outdoors or in a place not meant for human habitation (2,337 people). Homelessness increased by 2% (86 people) between 2011 and 2013, an amount that is not statistically significant. Further, 16% fewer people in Alameda County are homeless than in 2003.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Among people who are unsheltered homeless, disproportionately more people identify as African American and American Indian/Alaskan Natives than in the total population of Alameda County. Hispanics and Asians are represented as unsheltered at a much lower rate than the County population.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Special Needs Housing is defined as developments that provide permanent supportive housing and integrated housing for persons with special needs. Persons with special needs are those who are elderly, who are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, a youth aging out of foster care, persons with addictions, HIV/AIDS and their families, and victims of domestic violence.

There are consistent patterns between the special needs population and the increased risk for homelessness because of lack of adequate housing facilities and services available. These populations not only need permanent housing, but also integrated services to decrease their risk for homelessness.

This section provides an overview of the housing and supportive service needs of non-homeless special needs populations in the Consortium.

Describe the characteristics of special needs populations in your community:

HUD defines elderly as age 62 and older, and frail elderly as those persons who require assistance with three or more activities of daily living such as eating, bathing, walking, and performing light housework. The U.S. Census commonly defines elderly as age 65 and older. According to the 2011 American Community Survey (ACS) 5-Year Estimates, 12.5% of individuals (almost 130,000 persons) in the Consortium are 65 years and older. In addition, 11.9% of elderly householders aged 65 or older live alone (15,330 individuals).

Elderly households are more likely to be low-income, with 51.5% of households containing at least one person age 65 or older being extremely low-income, very low-income or low-income, with incomes ranging from 0-80% AMI, compared to 33.2% of the households in the general population of the Consortium.

There is a wide range of disability types and needs including mobility limitations or more acute physical disability, mental disability, substance abuse problems (alcohol or drug - AOD) and/or HIV/AIDS. The American Community Survey categorizes disabilities using six disability types or “difficulties.” There are 84,673 people with physical disabilities, or 8.5% of the population of the Alameda County HOME Consortium. In these calculations, people are considered disabled if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Of these 84,673 individuals with difficulties in the Consortium, 3,734 have hearing difficulties, 2,614 have vision difficulties, 5,011 have cognitive difficulties, 7,784 have ambulatory difficulties, 3,524 have self-care difficulties, and 5,807 have independent living difficulties.

The Alameda County Department of Behavioral Health Care Services provides estimates on the number of people with mental disabilities in the County. The Department serves approximately 38,506 adults a year who have serious emotional disturbance and serious mental illness which include the need for periodic psychiatric hospitalization and other types of 24-hour care.

The majority of non-homeless mentally disabled people are consistently threatened with homelessness. Studies show that many mentally disabled people can live successfully in supported housing with adequate access to treatment and peer supports.

The Alameda County Behavioral Health Care Services Agency, Department of Alcohol and Drug Programs administer the count of admissions to alcohol and/or drug (AOD) programs in the County during fiscal year 2014. During this time period, a total of 7,044 people entered AOD programs.

What are the housing and supportive service needs of these populations and how are these needs determined?

In 2014, the Housing Consortium of the East Bay (a nonprofit organization that promotes affordable, accessible housing options for persons with developmental disabilities) found that there are 14,998 adults within the HOME Consortium area who have developmental disabilities and are clients of the Regional Center of the East Bay (RCEB). Of this total, 1409 live in their own home. A total of 2,074 people with physical disabilities live in various types of facilities such as Community Care Facilities (CCF) and Skilled Nursing Facilities (SNF). Some of these adults are requesting to live in their own places with support funded by the RCEB. A total of 11,515 live with a parent or legal guardian and an increasing number of people within this group are also requesting to live on their own with support.

Adults with developmental disabilities have very low incomes, most of them only receiving only SSI benefits (\$721/month in 2014). Finding an apartment for 30% of their income in the Consortium area is extremely difficult. Over the last several years the Regional Center of the East Bay has facilitated the move of adults with developmental disabilities from facilities and from living with aging parents to independent supported living by purchasing support services from various community agencies. For people with developmental disabilities the biggest obstacle to living in their own place is the scarcity of affordable housing.

Individuals with physical disabilities require housing which is both affordable and adapted to their physical needs. There is a significant need for supportive services in addition to housing, such as assistance with daily life activities, in-home assistance, and social services such as employment training, counseling, benefits advocacy, and independent living skills.

The California Community Transitions (CCT) program identifies eligible MediCal beneficiaries who have continuously resided in state-licensed health care facilities for a period of 90 consecutive days or longer. Transition coordinators work directly with eligible individuals, support networks, and providers to facilitate and monitor transition from facilities to community settings. Eligible individuals of all ages with physical and mental disabilities have an opportunity to participate in CCT. CCT participants live in their own homes, apartments, or in approved community care facilities, and receive long-term services and supports which are identified in their individual comprehensive service plans.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the July 2014 Alameda County Comprehensive HIV Prevention Plan, through 2012, the total number of people living with HIV in the County was 5,274. Of these, 44.1% were African American or

Black, 31.9% were White or Caucasian, 16.7% were Latino, 4.2% were Asian or Pacific Islander, and 3.0% self-identified as multi-ethnic or “other”. In terms of gender, 80.5% of the individuals living with HIV were male, 18.4 % were female and 1.2% were transgender. Individuals aged 50 and older comprised 47.4% of the population living with HIV, followed by 30.3% who were 40-49 years old, 14.4% who were 30-39 years old, 4.5% who were 25-29 years old, 3.0% who were 18-24 years old and 0.2% who were 17 or less years of age.

Additionally, the Alameda County Comprehensive HIV Prevention Plan provides information on mode of transmission of HIV. The most prevalent mode of transmission was men who have sex with men (MSM), which accounted for 59.1% of the individuals living with AIDS, or 3,115 individuals. Heterosexual contact with individuals who were HIV+ was the mode of transmission for 18.9% of individuals. Injection drug use (IDU) was the mode of transmission for 9.3% of individuals living with HIV. A combination of MSM and IDU was the mode of transmission for 5.8% of individuals living with HIV, and pediatric exposure accounted for 0.8% of the individuals living with HIV. An additional 6.1% of the individuals living with HIV either did not report their mode of transmission nor had a mode of transmission categorized as “other”.

Alameda County HCD administers the HOPWA Program on behalf of the City of Oakland. The HOPWA Program provides funding to build and rehabilitate housing for people with HIV/AIDS; supportive services and case management. The Alameda County AIDS Housing Needs Assessment Plan (2014) findings call for: 1) increase the percentage of low income HIV+ primary care clients with permanent housing; 2) consider additional efforts to support housing assistance and other services that enable clients to obtain and adhere to HIV treatment; and 3) support case management and clinical services that work toward increasing access to non-medical supportive services (e.g. housing).

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

Describe the jurisdiction's need for Public Facilities:

With declining fiscal resources and aging public facilities, public facility improvements are a priority need in the Urban County. Public Facilities (which may include neighborhood facilities, firehouses, public schools, libraries, shelters for persons having special needs) are also considered a main component of commercial and residential area revitalization. The greatest obstacles to implementing public facilities improvements are high construction costs and the time required to construct improvements. Multiple funding sources are usually required and the projects are phased over time.

The public facilities identified include: senior centers, childcare centers, drop-in resource centers, job training centers, health centers and community centers.

How were these needs determined?

This information was gathered through requested data from the Urban County jurisdictions on the use of CDBG funds which address eligible community development needs. The jurisdictions utilized Transportation Plans, Housing Elements and Neighborhood Plans to identify these needs.

Describe the jurisdiction's need for Public Improvements:

With declining fiscal resources and aging infrastructure, infrastructure improvements are a priority need in the Urban County. Infrastructure improvements, which may include road and sidewalk repairs, water and sewage system upgrades, flood drain improvements, or undergrounding utilities, are also considered a main component of commercial and residential area revitalization. The greatest obstacles to implementing infrastructure improvements are high construction costs and the time required to construct improvements. Multiple funding sources are usually required and the projects are phased over time.

The public Improvements identified include: ADA access to parks, curb ramps, well maintained sidewalks near facilities that serve seniors and children, crime prevention measures.

How were these needs determined?

This information was gathered through requested data from the Urban County jurisdictions on the use of CDBG funds which address eligible community development needs. The jurisdictions utilized ADA Accessibility Plans, Pedestrian and Bicycle Master Plans, Transportation Plans, Housing Elements and Neighborhood Plans to identify these needs.

Describe the jurisdiction's need for Public Services:

Public Service is an important need in areas of the Urban County with higher concentrations of moderate and lower income people. It provides a safety net for families and individuals who are in crisis or vulnerable via funding for social service agencies. The Urban County allocates up to 15% of its annual CDBG funds to support public services. Application requirements and priority funding areas vary among the jurisdictions. Please see the individual jurisdictional websites for more information.

Public Services identified include: fair housing counseling services, senior and low income children's meals, homeless outreach and other services, 211 Line, jurisdictional share funding for EveryOne Home and HMIS, mental health services, case management services, crime prevention and job training.

How were these needs determined?

This information was gathered through requested data from the Urban County jurisdictions on the use of CDBG funds which address eligible community development needs. The jurisdictions utilized Housing Elements and Neighborhood Plans to identify these needs, along with input from citizen committee and other organizations. An extensive survey was also conducted to gather community input on priority areas.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis examines current and projected population figures, income levels, ethnic composition, and age composition to obtain a profile of the residents who make up the Consortium's housing market. It also describes characteristics of the housing stock, including general supply, condition, and housing available to people with special needs. The Housing Market Analysis also includes a profile of public and other assisted housing available, and the supportive housing, services, and facilities available for special needs populations.

The Alameda County 2015 *Analysis of Impediments to Fair Housing* found that the lack of affordable housing results in significant hardships for low-income households, preventing them from meeting other basic needs. Moderate income households are also increasingly being affected by the raising costs of housing and associated costs (taxes, insurance, homeowners' association fees, and home maintenance and repairs). Because home ownership is out of reach for many residents, low- and moderate-income households generally rent their homes as opposed to purchasing one. Of the 362,604 occupied housing units located in the Consortium, 60.5% are owner-occupied and the other 39.5% of homes are occupied by tenants.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

In 2014, the Consortium had a total of 336,719 housing units, of which 247,567 or 69% were single-family housing units and 104,594 or 29% of housing structures were multifamily units. Additionally there are 6,892 mobile homes, or 2% of the Consortium's total housing stock. This was an increase of 3% in total housing units since 2009. Increases in the number of housing units within Consortium cities are due to the newly constructed units. The City of Dublin had the largest increase (13%) in housing units during the period, followed by Emeryville (9%). Six cities and the unincorporated County have gains of less than 2% in housing in the five year period. The Unincorporated County and the City of Newark lost a small number of units.

All residential properties by number of units

| Property Type | Number | % |
|---------------------------------|----------------|-------------|
| 1-unit detached structure | 211,380 | 59% |
| 1-unit, attached structure | 36,187 | 10% |
| 2-4 units | 22,254 | 6% |
| 5-19 units | 31,145 | 9% |
| 20 or more units | 51,195 | 14% |
| Mobile Home, boat, RV, van, etc | 6,892 | 2% |
| Total | 359,053 | 100% |

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|----------------|-------------|----------------|-------------|
| | Number | % | Number | % |
| No bedroom | 706 | 0% | 5,033 | 4% |
| 1 bedroom | 5,453 | 3% | 36,763 | 29% |
| 2 bedrooms | 34,771 | 17% | 53,574 | 42% |
| 3 or more bedrooms | 167,321 | 80% | 33,098 | 26% |
| Total | 208,251 | 100% | 128,468 | 101% |

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Alameda County has assisted in the development of over 3,362 Housing Units in 83 completed projects, having restricted 1,154 of those units with HOME, HOPWA, CDBG or other local funding requirements. Overall, the County has over 25,000 below market rate units, funded through all types of affordable housing programs.

Alameda County HOME Consortium's 2015 *Analysis of Impediments to Fair Housing Choice* found that the Consortium has 9,930 subsidized units not including below market rate units (BMR). These units have been assisted by a variety of federal, state and local programs. The Consortium jurisdictions of San Leandro, Dublin and the unincorporated area of Ashland have over 10% of their housing stock as subsidized units, while Piedmont and unincorporated Sunol have no subsidized units; Albany and unincorporated Cherryland have less than 1%. The other Consortium members fall between 1-10% subsidized units of the overall housing stock.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

A number of the subsidized units face conversion to market-rate rents in the near future. According to the California Housing Partnership Corporation, there are 37 projects with rental units that will face conversion to market-rate rents in the next two years (FY14-16) within the County. Unless action is taken to preserve the affordability of these units, they will convert to market-rate housing.

Does the availability of housing units meet the needs of the population?

There is a severe shortfall of affordable homes for extremely low and very low income people in the HOME Consortium. Additionally a large portion of low income residents also do not have access to an affordable home. Median rents have increased while median income decreased or was stagnant, significantly increasing the percentage of income that a household must spend on rent. Concurrently there has been an 89% decrease in state and federal funds for affordable housing since 2008.

Describe the need for specific types of housing:

There are over 155,000 households in Alameda County who do not earn enough to afford Fair Market Rent on a two bedroom apartment. In addition 55,000 Very-Low and Extremely-Low income households have severe rent burdens in Alameda County, which represents 46% of all renter households.

The goals are to increase the availability of affordable rental housing for Low, Very Low and Extremely Low income households. This will be done with both New Construction activities and Acquisition and Rehabilitation of both existing and new buildings that can either be made more affordable or extend the terms of affordability. Preserving existing affordable housing is a cost effective way to maximize our resources. Additionally, providing tenant-based rental assistance allow many households to complete educational opportunities that in turn produce higher income leading to greater housing affordability.

To assist those who are ready to become homeowners, information is shared about homeownership, creating opportunities where appropriate, and directing them to resources that will assist them.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The Housing Market Analysis examines current and projected population figures, income levels, ethnic composition, and age composition to obtain a profile of the residents who make up the Consortium's housing market. It also describes characteristics of the housing stock, including general supply, condition, and housing available to people with special needs. The Housing Market Analysis also includes a profile of public and other assisted housing available, and the supportive housing, services, and facilities available for special needs populations.

Cost of Housing

| | Base Year: 2000 | Most Recent Year: 2011 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 0 | 0 | 0% |
| Median Contract Rent | 0 | 0 | 0% |

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

| Rent Paid | Number | % |
|-----------------|----------------|---------------|
| Less than \$500 | 10,244 | 8.0% |
| \$500-999 | 24,697 | 19.2% |
| \$1,000-1,499 | 54,295 | 42.3% |
| \$1,500-1,999 | 27,546 | 21.4% |
| \$2,000 or more | 11,686 | 9.1% |
| Total | 128,468 | 100.0% |

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

| % Units affordable to Households earning | Renter | Owner |
|--|---------------|---------------|
| 30% HAMFI | 5,439 | No Data |
| 50% HAMFI | 11,616 | 3,695 |
| 80% HAMFI | 49,977 | 8,242 |
| 100% HAMFI | No Data | 13,808 |
| Total | 67,032 | 25,745 |

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | 892 | 1,082 | 1,361 | 1,901 | 2,332 |
| High HOME Rent | 892 | 1,082 | 1,347 | 1,547 | 1,706 |
| Low HOME Rent | 818 | 876 | 1,052 | 1,215 | 1,356 |

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a serious housing shortage in the HOME Consortium. The supply of affordable housing lags far behind the increasing need among lower income residents. Tables 34 and 35 show that there are more low 50% more low income renters than there are units available. ABAG's projections also show that none of the cities are projected to meet the projected new housing growth to meet the increased number of households.

How is affordability of housing likely to change considering changes to home values and/or rents?

There are going to be fewer affordable housing units available as the demand for housing increases.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME Consortium rents are higher than current (2014) Fair Market Rents. Many programs are experiencing difficulties identifying landlords who will accept rental assistance payments on behalf of low income tenants; the landlords no longer want to take Section 8 vouchers because they can receive more for the unit on the market. In 2013 the HOME Consortium had to pay for a rent study to increase the Fair Market rents above what HUD had estimated them to be for the area. This resulted in a slight increase in FMR's.

Discussion

Rental rates across the Consortium jurisdictions have risen significantly since 2009. Increases in rent over the past five years range from 18 percent in San Lorenzo to almost 50 percent in Union City, according to data provided by realAnswers (formerly RealFacts) for a sample of 42,500 rental units in Consortium jurisdictions. In the Consortium as a whole, rents have risen by 33 percent since 2009.

As of July 2014, the average monthly rent across all Consortium jurisdictions is \$1,819, up from \$1,360 in 2009. Average rents are highest in Pleasanton, Dublin, and Emeryville, where rents range from \$2,030 to \$2,410. Only three jurisdictions have average rents below \$1,500 per month, including San Leandro (\$1,342), San Lorenzo (\$1,435), and Castro Valley (\$1,488).

Vacancy rates across the Consortium have edged down sharply during the post-recession recovery. Since 2009, the overall vacancy rate for Consortium jurisdictions declined from 5.9 percent to 3.1 percent. Rental vacancy rates are especially low in Castro Valley, San Lorenzo, and Albany where less than 2.0 percent of the rental housing stock is available. The highest vacancy rates in the Consortium are in Pleasanton (4.2 percent) and Dublin (4.1 percent); these rates are significantly lower than the rate of 5.0 percent, which is generally viewed by housing economists as the level sufficient to provide adequate choice and mobility for households in the rental market. The extremely low vacancy rates throughout the Consortium indicate a tight rental housing market in Alameda County, where options for renter households are highly constrained.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

According to American Community Survey 2007-2011 data, 44% of the HOME Consortium’s housing stock was built since 1980. The HOME Consortium contains 222,499 houses that were built prior to 1980 (66% of the housing stock). Pre-1978 housing is identified as most likely to contain lead-based paint is most often found. Lead-based paint may have been subsequently covered by latex or oil-based paint. (Lead-based paint became less available in the 1950's and 1960's. It was prohibited to be sold in 1972. 1978 is used as a cut-off date because it is assumed that lead-based paint was no longer being used after that year.) Older homes are also more likely to need rehabilitation than newer homes.

American Community Survey 2007-2011 data indicates that 1,229 homes in the HOME Consortium lacked complete plumbing facilities; 2,602 homes lacked complete kitchen facilities. Many low income homeowners cannot afford the substantial costs involved in rehabilitating their homes. There are 76,341 elderly homeowner households in the HOME Consortium area; of those households, close to 51% are extremely low and low income households. Extremely low and low income households are likely to inhabit homes with extensive deferred maintenance. In Alameda County’s Owner-occupied Housing Rehabilitation program, the average cost of repairs needed is \$35,000 - \$40,000 per house. The program has seen a steady increase in costs in recent years as the costs of building materials and labor increases. Additionally, 7% of the housing stock with children present built prior to 1980 is at risk of having a lead-based paint hazard.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

The Table displays the number of housing units, by tenure, based on the number of “conditions” the units has. Selected conditions are similar to housing problems in the Needs Assessment and are: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden greater than 30%. Eligible and qualified rehabilitation project work includes correction of health, safety and code violations, hazard mitigation, removal of architectural barriers for mobility access of disabled persons, and correction of structural failures.

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| With one selected Condition | 80,958 | 39% | 56,372 | 44% |
| With two selected Conditions | 3,461 | 2% | 6,416 | 5% |
| With three selected Conditions | 34 | 0% | 361 | 0% |
| With four selected Conditions | 0 | 0% | 135 | 0% |
| No selected Conditions | 123,798 | 59% | 65,184 | 51% |
| Total | 208,251 | 100% | 128,468 | 100% |

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|------------|-----------------|-------------|
| | Number | % | Number | % |
| 2000 or later | 17,512 | 8% | 10,181 | 8% |
| 1980-1999 | 54,180 | 26% | 32,347 | 25% |
| 1950-1979 | 107,046 | 51% | 67,936 | 53% |
| Before 1950 | 29,513 | 14% | 18,004 | 14% |
| Total | 208,251 | 99% | 128,468 | 100% |

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 136,559 | 66% | 85,940 | 67% |
| Housing Units build before 1980 with children present | 14,974 | 7% | 9,383 | 7% |

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units | 0 | 0 | 0 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 0 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Unless carefully maintained, older housing stock can create health and safety problems for occupants. Generally, housing policy analysts believe that even with normal maintenance, dwellings over 40 years of age can deteriorate, requiring significant rehabilitation.

The age of the Consortium's housing stock varies across entitlement jurisdictions and within the Urban County. Among entitlement jurisdictions, the City of Pleasanton has the newest housing stock with a median year built of 1983, just over 20 years old. The City of San Leandro is the entitlement jurisdiction with the oldest housing stock; the median year homes were built is 1958 (56 years). Within the Urban

County, the median year built in Dublin is 1996 (18 years), while the median age in Piedmont is 75 years or a median year built of 1939.

As stated above, many low income homeowners cannot afford the substantial costs involved in rehabilitating their homes. Many people with disabilities are also low income and in need of accessibility improvements to their housing. Many times this need for improvements happens without warning so no budgeting for this expense can occur.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

% of the housing stock with children present built prior to 1980 is at risk of having a lead-based paint hazard. There are 14,974 owner-occupied housing units and 9,383 rental units that are estimated to contain lead-based paint hazards in the HOME Consortium.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

In the HOME Consortium, the Housing Authority of the County of Alameda (HACA) owns and manages 72 public housing units in the cities of Emeryville and Union City. In Emeryville, the housing development is called Emery Glen (36 units) and in Union City is called Mission View (36 units). These developments are family projects (not restricted to senior households) and contain 48 two-bedroom units, 20 three-bedroom units and 4 four-bedroom units. Some of the units are adaptable and can easily be made fully accessible. While the Housing Authorities identify accessible units in their inventories, they do not track the number of contracted accessible tenant-based vouchers or special purpose voucher units.

Totals Number of Units

| | Program Type | | | | | | | | |
|---|--------------|-----------|----------------|----------|----------------|---------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project -based | Tenant -based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | 0 | 123 | 405 | 8,315 | 251 | 8,064 | 117 | 0 | 38 |
| # of accessible units | | | | | | | | | |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments: Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of Alameda’s Housing Authority does not operate any Public Housing Units. The Housing Authority of the County of Alameda (HACA) has two public housing developments. Emery Glen is located in Emeryville and Mission View is located in Hayward. Both locations score high on the inspection criteria.

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|-----------------------------------|---------------------------------|
| Emery Glen and Mission View | 98 |

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

As part of the conversion of HACA’s public housing into Project-Based Vouchers (PBVs) through HUD’s Rental Assistance Demonstration Program (RAD) (see below), HACA contracts for the performance of third-party Physical Condition Assessment (PCA) that will be completed by the end of 2015. The PCA will identify repairs necessary in the first year following the conversion and the repairs and replacements during the next 20 years. The financing and scheduling of those repairs and replacements will become part of the approved conversation.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HACA’s public housing is in the process of being converted into Project-Based Vouchers (PBV’s) through HUD’s Rental Assistance Demonstration Program (RAD). PBVs provide a more reliable funding stream than does public housing. In addition, removal from the public housing program allows a housing authority to borrow against the income from the property, like any rental property owner can, and to obtain Low income Housing Tax Credits. Since Congress has not appropriated sufficient public housing operating subsidy or public housing capital funds for decades, HUD views this conversion as the way to preserve the housing and to maintain its affordability for low-income households for the long term.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The goal of Alameda County’s EveryOne Home Plan is to provide a coordinated and comprehensive system of housing and supportive services to prevent and end homelessness. Systems, including programs that have historically been difficult for homeless people to access, must be coordinated at every level and resources allocated to ensure that services and housing, along the entire continuum, are available and are appropriate for the population that needs them. Efforts to promote awareness of the issue of homelessness and improve public perceptions of homeless and affordable housing projects will help reduce impediments and create an environment where program success is enhanced.

Facilities Targeted to Homeless Persons

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 437 | 160 | 823 | 979 | 96 |
| Households with Only Adults | 419 | 29 | 360 | 1,323 | 130 |
| Chronically Homeless Households | 29 | 0 | 0 | 440 | 54 |
| Veterans | 0 | 0 | 82 | 255 | 36 |
| Unaccompanied Youth | 10 | 0 | 0 | 0 | 0 |

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: Alameda County HMIS

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Transitional and ongoing mental health care is provided through Community Support Centers and through transitional programs, multi-service centers and local health centers. There are limited Community Support Centers in Alameda County, several of them are in North County, one is in South County and one in East County.

Alameda County Health Care for the Homeless (HCHP) is a federally funded 330(h) Health Care for the Homeless program that has been providing health care and case management services to homeless persons throughout Alameda County since 1988. In 2013, HCHP provided services to over 10,000 people experiencing homelessness. HCHP provides case management and referrals in two mobile medical clinics, visiting shelters, meal sites, transitional and recovery programs.

The Trust Clinic provides mental health and case management services to Alameda County residents who are homeless or at risk of homelessness. A mental health team meets with clients on a limited-time basis, primarily to assist in clarifying and documenting disabilities. A case management team aids clients with housing referrals and resources: transportation; food vouchers and referrals; referrals to medical, dental and optometry care, and alcohol and drug counseling; employment assistance; and financial benefits assistance. The Trust Clinic is also a medical-legal partnership and includes primary care services provided by a community clinic onsite.

Alameda County Health Care Services Agency is committed to ensuring that all homeless people will be enrolled in Medicaid through the Affordable Care Act.

Homeless people encounter multiple barriers to getting and retaining employment – many of them that most job seekers do not share – including the need for both interim and permanent housing, food, child care, transportation, access to telephone and message services, clothing appropriate for employment, health care, substance abuse and mental health treatment, job training and financial planning and assistance. Childcare is the greatest barrier to employment for homeless families, particularly for single women with children.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The primary source of county-wide information and referral is Eden I&R Alameda County's 211 provider. Many homeless service providers in Alameda County provide 24-hour hotlines that provide information about their own services and referrals.

Five organizations provide regular street outreach to homeless people, including two mobile health and mental health teams (Health Care for the Homeless (HCFH) and the Community Crisis Response Team). These programs focus on homeless people living on the streets or other places unsuited for habitation, and seek to provide immediate services and link them with ongoing services and shelter/housing. HCFH provides support including food assistance, financial benefits counseling, transportation, and employment assistance and referrals for medical and dental services, housing or food assistance.

Two primary sources of emergency services are food programs and drop-in centers. Food programs provide meals to homeless people and to housed people who are hungry. Some food programs provide hot meals at the site. Others provide grocery bags of food or vouchers to purchase food. There are over 150 sites in Alameda County that provide food for homeless people. Multi-Service Centers (drop-in centers) provide places for homeless people during the day providing on-site services, including homeless people with an address, access to phones, shower, clothing and assistance with other basic needs, as well as referrals to other agencies. There are 36 emergency shelters in the County. Stays in shelters average 45 days and range from 30 days to 6 months. Additional beds are available in the cold weather months at the winter shelter on the Oakland Army Base.

Exiting homelessness requires addressing chronic life issues, such as alcohol and drug (AOD) problems, domestic violence, and saving money to obtain permanent housing. Transitional housing with services such as job training, financial planning assistance and counseling for AOD or mental health issues can provide steps for many to recover from homelessness and to develop life skills that will enable them to move to permanent housing with lower risk of repeated homelessness. Currently, there are 82 transitional housing programs that serve singles, families, victims of domestic violence and veterans.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

The following section describes the housing, facilities and services available to groups with specific needs, including the elderly, frail elderly, persons with disabilities, and persons with AIDS. The need for supportive housing and services by these special needs populations exceeds what is currently available. For more detailed information, please see the Alameda County Homeless and Special Needs Housing (EveryOne Home) Plan available at EveryOneHome.org.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Consortium residents are experiencing escalating rents and home sale prices, resulting in displacement and a reduction in the availability of affordable housing for special needs populations. Elderly residents have a unique set of housing needs, due to physical limitations, fixed incomes, health care costs, and limited mobility. Unit sizes and accessibility to transit, health care, and other services are important for elderly residents. Housing affordability also represents a key issue for seniors, many of whom are living on fixed incomes.

There are 2,989 subsidized senior housing units in the Consortium area. There are 34,025 senior households in Consortium jurisdictions that are classified as extremely low, very low, or low-income households making below 80% of AMI; this means that over half of all senior households in the Consortium are low-income. In addition to housing affordability, seniors face challenges in securing adequate housing units that can accommodate mobility and physical limitations.

Persons with disabilities, both physical handicaps and developmental disabilities, have a wide range of housing needs and have significant challenges in securing adequate housing. Some persons with disabilities require homes that are wheelchair-accessible or have grab bars or other accessibility features. Some individuals with disabilities may reside in licensed board and care homes that provide support 24 hours a day, 7 days a week, while others may prefer to receive full-time in-home care in their residence.

For disabilities individuals who do not earn enough income to pay for market-rate housing costs, housing affordability is a key issue. Those that have Supplemental Security Income (SSI) as their primary or only income source need deeply affordable units in order to afford housing.

People with developmental disabilities are largely misunderstood and commonly stigmatized. These individuals are easily dismissed by landlords who frequently receive multiple applications for any open unit immediately upon listing the unit. Even if persons with physical or developmental disabilities are able to secure housing, they are frequently subjected to inadequate housing conditions and discriminatory treatment by property owners or managers. In addition to difficulties related to reasonable modification and accommodation requests, discriminatory practices related to service companion animals and in-home caregivers are also common fair housing complaints.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Individuals with special needs, including the elderly or persons with physical or mental disabilities, need access to suitable housing in their communities. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability and support program regulations and reimbursement levels, along with the availability of appropriate accessible and affordable housing, people may live independently with some assistance in their own homes, or may live in assisted living or other special care facilities.

Adult Residential Facilities (ARF) provide 24-hour non-medical care for adults ages 18 years through 59 years old, who are unable to provide for their own daily needs. ARFs include board and care homes for adults with developmental disabilities and mental illnesses. Residential Care Facilities for the Elderly (RCFE) provide care, supervision, and assistance with daily living activities, such as bathing and grooming. Group Homes provide 24-hour non-medical care and supervision to children. Services include social, psychological, and behavioral programs for troubled youth. Small Family Homes (SFH) provide 24-hour care in the licensee's family residence for six or fewer children who require special supervision as a result of a mental or developmental disability or physical handicap.

There are 543 licensed care facilities with capacity to accommodate approximately 9,637 individuals within the Consortium. The cities of Hayward, Fremont, Union City, Pleasanton, and San Leandro have the largest number of facilities, with over 1,000 beds in each jurisdiction.

In addition to licensed community care facilities, there are an undocumented number of unlicensed facilities in the County. Unlicensed facilities also include residences that are similar to licensed facilities, but do not provide the services required to obtain a license. Quality varies across unlicensed care facilities, also known as room and board facilities. With little or no oversight, room and board facilities operate outside the system designed to assure safety for residents and neighbors.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Special needs and veterans affordable housing will continue to be a HOME Consortium priority in the next year. While most of the special needs activities are funded through non-entitlement sources (Continuum of Care Program Funds, VASH, SSVF, etc.), CDBG funds will be used to fund the 211 Information line and HOME funds will target the development of affordable housing units for special needs. The development project is a continuation from prior years that is expected to be completed in PY2015. HOME funds are also expected to be used in support of a veteran's housing development project located in Dublin.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The barriers to providing affordable housing are based on real estate market and other factors. Affordable housing projects are difficult to build due to the high costs of building materials. The cost and limited availability of land in the Consortium contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources.

CHAS data on severe housing problems indicated that 98,500 renter households and 78,873 owner households in the Consortium had one or more housing problems. 19% of renter households and 7% of owner households were overcrowded. The elderly are also affected by cost burdens, as 2% of senior with incomes below 30% AMI paid more than 30% of their monthly income on housing costs. According to the Alameda County Housing Authority, the number of Section 8 vouchers under contract declined even though there was an increase in the number of families that were eligible for rental assistance. The number of total available rental units in the County has risen over the past five years, yet the number of affordable units has declined. With the ownership housing market escalating, the rental market is experiencing escalating rents.

For many homebuyers and renters who are disabled, accessibility is a large barrier to finding an affordable living space. There are 84,673 people who are disabled within the Consortium; disabled adults comprise 8.5% of the Consortium population.

In January 2015, the Alameda County HOME Consortium updated its *Analysis of Impediments to Fair Housing (AI)*. According to AI, there is great need for affordable housing for families, individuals, and households with special needs within the Consortium; yet, developers of affordable housing and governmental agencies still encounter neighborhood opposition. Neighborhood support and consultation is sought early in the development process so questions about proposed development can be addressed. Neighborhood opposition is often raised on the basis of local land use codes and ordinances, such as what is allowed through local zoning codes and ordinances, parking needs, environmental review, or the loss of property tax due to the property tax exemption, making it difficult to raise a charge of discrimination under the Fair Housing Act.

To work towards community acceptance, developers and jurisdictions have sought to involve the public early on in the development process, through neighborhood meetings, information sessions on housing needs in the community, and field trips to exemplary housing developments. The Consortium jurisdictions have implemented a variety of public policies and programs to eliminate general barriers to affordable housing. Several jurisdictions in the Consortium fund an affordable housing campaign by East Bay Housing Organizations which sponsors Affordable Housing Week, held annually in May, offering tours, open houses, media presentations, and information regarding affordable housing.

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

Introduction

This section is a description of the non-housing community development needs in the HOME Consortium, specifically an economic development market analysis. Some of the areas described are eligible uses of Community Development Block Grant (CDBG) funding as long as they are providing jobs to low-income persons. Each jurisdiction within the Consortium will address this section within their own Consolidated Plan as well.

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 | 778 | 360 | 1 | 0 | -1 |
| Arts, Entertainment, Accommodations | 10,302 | 9,913 | 11 | 13 | 2 |
| Construction | 4,578 | 3,587 | 5 | 5 | 0 |
| Education and Health Care Services | 15,671 | 9,784 | 17 | 13 | -4 |
| Finance, Insurance, and Real Estate | 6,126 | 3,165 | 7 | 4 | -3 |
| Information | 3,591 | 3,105 | 4 | 4 | 0 |
| Manufacturing | 10,335 | 6,550 | 11 | 9 | -2 |
| Other Services | 5,887 | 4,555 | 6 | 6 | 0 |
| Professional, Scientific, Management Services | 14,270 | 19,687 | 16 | 26 | 10 |
| Public Administration | 0 | 2 | 0 | 0 | 0 |
| Retail Trade | 11,204 | 11,665 | 12 | 15 | 3 |
| Transportation and Warehousing | 3,474 | 893 | 4 | 1 | -3 |
| Wholesale Trade | 5,427 | 3,437 | 6 | 4 | -2 |
| Total | 91,643 | 76,703 | -- | -- | -- |

Table 40 - Business Activity

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

Labor Force

| | |
|--|---------|
| Total Population in the Civilian Labor Force | 139,575 |
| Civilian Employed Population 16 years and over | 127,805 |
| Unemployment Rate | 8.43 |
| Unemployment Rate for Ages 16-24 | 20.20 |
| Unemployment Rate for Ages 25-65 | 5.56 |

Table 41 - Labor Force

Data Source: 2007-2011 ACS

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 38,525 |
| Farming, fisheries and forestry occupations | 6,046 |
| Service | 11,011 |
| Sales and office | 31,531 |
| Construction, extraction, maintenance and repair | 9,354 |
| Production, transportation and material moving | 7,319 |

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|----------------|-------------|
| < 30 Minutes | 64,283 | 55% |
| 30-59 Minutes | 41,468 | 35% |
| 60 or More Minutes | 11,758 | 10% |
| Total | 117,509 | 100% |

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 8,740 | 946 | 6,120 |
| High school graduate (includes equivalency) | 20,664 | 2,495 | 8,584 |
| Some college or Associate's degree | 30,973 | 2,384 | 8,992 |
| Bachelor's degree or higher | 49,949 | 2,591 | 8,629 |

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 319 | 1,371 | 1,870 | 4,043 | 3,505 |
| 9th to 12th grade, no diploma | 2,947 | 2,450 | 2,638 | 3,469 | 2,631 |
| High school graduate, GED, or alternative | 7,454 | 8,424 | 7,973 | 15,364 | 8,194 |
| Some college, no degree | 8,348 | 8,293 | 7,138 | 15,649 | 5,564 |
| Associate's degree | 1,147 | 2,676 | 2,749 | 5,936 | 1,453 |
| Bachelor's degree | 2,048 | 11,119 | 9,920 | 16,309 | 4,460 |
| Graduate or professional degree | 191 | 5,928 | 6,802 | 11,275 | 2,913 |

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 21,494 |
| High school graduate (includes equivalency) | 31,554 |
| Some college or Associate's degree | 41,166 |
| Bachelor's degree | 59,716 |
| Graduate or professional degree | 81,187 |

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

Many of Alameda County's largest employers are located in the cities of Berkeley and Oakland, with the University of California, Kaiser Hospital and Alameda County being the primary employers. This includes the Professional, scientific and Management Services Sector as well as the Education and Health Care Sector. Many of the low income jobs are found in the retail trade sector.

Describe the workforce and infrastructure needs of the business community:

The Association of Bay Area Governments estimated there were approximately 694,500 jobs in Alameda County in 2010. Consistent with information on the County's largest employers, Oakland, Fremont, and Berkeley comprised the top three job centers in 2010. Oakland accounted for 27% of all employment countywide, while Fremont and Berkeley contained 13% and 11% of the County total, respectively.

Employment in Alameda County is projected to increase by 37% between 2010 and 2040, to 947,700 jobs. The Consortium is expected to grow slightly less with a projected increase of 34% during the same time period. High job growth, in terms of percentages, is projected for Dublin, but it had small job base in 2010. Nevertheless, Oakland, Fremont, and Berkeley will remain major employment centers within the County. Importantly, 24 of the County's 25 largest employers are within one-quarter mile of a transit station or bus stop.

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

At the regional level, a concentrated effort is being made to upgrade the wireless/fiber infrastructure to attract new tech companies to the greater East Bay. Cities and the County are looking at the Lit San Leandro model to explore the potential for "fiber" broadband which could attract technology companies that need super-high speed "download and upload" speed that is used in the 3-D printing industry.

Comcast, AT&T and Sonic are all privately investing in upgrading the East Bay's broadband infrastructure but more private/public investment is needed to install the conduits in the unincorporated county areas, plus individual developers and/or companies would then need to pay to hook their buildings to the conduit. So, the infrastructure needs to be developed to allow for job growth.

Technology companies are starting to push into Oakland as commercial rents become higher in other Bay Area cities. This could drive some new job opportunities for area residents who may, in turn, require job training to take advantage of these tech jobs.

Obamacare will drive growth in the health care sector with direct benefits largely in Castro Valley and San Leandro and Fremont, Consortium cities with hospitals. As with tech jobs, area residents may need job training to qualify for new job opportunities in the health care field.

The County and the Castro Valley/Eden Chamber are looking at tools and methods to jump-start entrepreneurs and launch new small businesses in the Eden Area. The County also received federal grant funding to launch new entrepreneurs in Ashland/Cherryland. Additionally, there is a strong push to train young residents (ages 18 to 24) for job opportunities, including entrepreneurial skills. Several County agencies are exploring possibilities for funding for mentoring, skills training, and perhaps even small start-up funds to supplement the Kiva Foundation Zip Loan Program currently in place.

With the loss of State redevelopment funds, there is a need to replace important revitalization programs including: façade improvement, gateway and branding signage, streetscape projects w/ new conduit, pop-up retail sites and incubator space, and funds to acquire opportunity sites and assemble viable parcels for retail and mixed-use development. All have potential to create work for people already employed.

Cities and counties are exploring a new financing tool called the Enhanced Infrastructure Financing District or EIFD; it's being seen as the successor to redevelopment in California. Up-front funds will be needed to form the District, including preparing the necessary studies and plans.

The Deputy Sheriff's Activity League's Food Hub will serve the area's food-related start-ups. The Food Hub will rent out blocks of production time to individual food producers. But, setting up a retail and/or tech-focused incubator would require public subsidies, including start-up funds for equipment and marketing and on-going funding for rent and operations.

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

The education levels of the population of the Consortium are varied. An equal number of residents possess a college degree as hold a high school diploma, though more individuals with only a high school degree are unemployed than those with a college degree. The sectors employing the most individuals in the Consortium are "management, business and financial" and "sales and office". Therefore, more jobs available to individuals who are not college graduates are needed in the Consortium. These jobs need to pay above minimum wage.

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

The initiatives listed below support the Consortium's Consolidated Plan by providing the employment training and support to align the Consortium's residents with its employment opportunities.

Design it – Build it – Ship it (DBS) is an initiative that includes 10 East Bay community colleges, 5 workforce boards, University of California, Berkeley, Cal State University, East Bay, and other regional partners. Using \$14.9 million in funding from the Department of Labor, DBS will help the East Bay reorganize the community college and workforce system to help unemployed and underemployed East Bay workers achieve career path employment in advanced manufacturing, transportation/logistics and engineering. The major activities of DBS include in-depth work with industry over 12 months to strengthen one and two year training programs in manufacturing and transportation/logistics.

East Bay Slingshot is a workforce initiative intended to develop and expand key regional industry clusters by enhancing the network of services and resources for entrepreneurs and small businesses to support a workforce development network that meets the needs of businesses and workers. Additional strategies include strengthening the regional business climate and improving the regulatory environment, expanding investment in infrastructure to enhance the movement of goods and people in the region, and sustaining focused efforts to maintain and enhance the East Bay's quality of life for residents.

The Career Pathways Trust grant is a \$15 million, two-tiered workforce training initiative. Partners include community colleges, state universities, school districts, workforce investment boards and independent organizations. It is an innovative regional grant with strong employer engagement, including commitment to internships and job placement, throughout the education/training continuum. This initiative will implement an integrated and accelerated system of K-14 career pathways that are targeted to high demand careers in computer science, engineering technology and advanced/biotech fields and that address critical gaps in current educational and career pathways.

The Multi-Sector Workforce Partnership Grant is a workforce initiative designed to serve dislocated workers. It provides core, intensive training and supportive services to dislocated workers in need of employment and job training services. Supportive services include transportation, clothing/work clothes, documentation and referrals to crisis support services.

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

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

No

Discussion

The Economic Development Strategic Plan for the Urban Unincorporated Areas of Alameda County Executive Summary was adopted in 2007. The purpose of the Economic Development Strategic Plan is to achieve a higher quality of life in the unincorporated county by improving the economy in the region to provide services, jobs and opportunity for residents.

The Plan has three goals. First, the plan seeks to pursue local and regional economic development to further the unincorporated areas' vision for the future. Second, through economic development, it seeks to provide business retention, expansion, and attraction opportunities. Finally, the Plan intends to improve the quality of the built and natural environment, thereby strengthening quality of life for are residents.

MA-50 Needs and Market Analysis Discussion

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

The most common housing problem for low to moderate-income households in the Consortium is cost burden. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs. 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. With 40.8% of total households in the Consortium are cost burdened or severely cost burdened, this is a pervasive problem throughout the Consortium.

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

The Consortium has a diverse population with no one race comprising a majority in 2014. White persons account for 32.4% of the population, Asian persons represent 31.2% and Hispanics and Latinos represent 23.9% of the population Consortium-wide. Black or African American persons represent 6.8% of the population, followed by a 4.2% who are two or more races, and a very small percent (less than 1% each) made up of a combination of the remaining categories including some other race alone, Native American and Native Hawaiian / Pacific Islander alone.

There are several methods recognized by HUD for defining areas of minority concentration. One method defines areas of minority concentration as census tracts where more than 50% of the population is comprised of a single ethnic or racial group. Under this definition, with regard to racial or ethnic minorities, portions of San Leandro, Hayward, Union City, and Fremont and portions of Dublin, Livermore, and the unincorporated areas have a majority Asian population. Additionally, San Lorenzo, Hayward, Union City, and Livermore have concentrations of Hispanic population under this definition.

Another way to define minority concentration is an area where the percentage of all minorities is at least 20% above the overall percentage for the Consortium-wide minority population percentage.

There are several cities or census designated places in the Consortium where racial or ethnic minorities are considered concentrated within the Consortium. With an Asian population in the Consortium of 31.2% overall, the jurisdictions of Fremont (52.6%) and Union City (51%) have concentrations of this population of more than 20% of the overall Consortium.

The census designated place of Cherryland has a Hispanic/Latino population of 56.9%, more than double the 23.9% population of the Consortium as a whole. Additionally, the census designated place of Ashland has a Hispanic/Latino population of 46%.

With regard to income, if concentration is similarly defined as 20% above the overall Consortium-wide percentage, only Ashland (57.8%) and Cherryland (56.2%) have low-income populations 20% higher than the Consortium-wide percentage of 33.2%.

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

The market characteristics in these neighborhoods are in many ways similar to the market characteristics of the Consortium as a whole. This has been particularly true since the beginning of the recession in 2007-2008. In the past year, especially, the sharp increase in home values has been reflected throughout the County to varying degrees. While rising home values are good news for those who are already homeowners, it often makes housing more expensive for renters and, of course, for those seeking to attain homeownership. Recent data from the California Association of Realtors indicates that more investors are purchasing properties (as opposed to purchasers who intend to reside in the property). Increasing home values will tend place upward pressure on rents.

Are there any community assets in these areas/neighborhoods?

These areas do have community assets, including community centers, parks, and other public facilities.

Are there other strategic opportunities in any of these areas?

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

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The HOME Consortium's Strategic Plan will identify the priority needs of the Consortium and describe strategies that the Consortium will undertake to serve the priority needs. The priorities were developed from the analysis in the Needs Assessment and Market Analysis, in addition to community input.

The Consortium updated its Analysis of Impediments to Fair Housing Choice (AI) in January 2015. The AI identified strategies for removing or ameliorating negative effects of public policies that serve as barriers to affordable housing. Policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The housing needs strategy was developed by analyzing the characteristics of the housing market; particularly how the Consortium could use HOME and CDBG funds for rental assistance, production of new units, rehabilitation of existing units, and acquisition of existing units. The three Public Housing Agencies in the Consortium (Alameda County, City of Alameda and City of Livermore Housing Authorities) were consulted to develop the plan to meet the needs of public housing residents and public housing developments. The Alameda County Healthy Homes Department was consulted for strategies to evaluate and reduce lead-based paint hazards. EveryOne Home, Alameda County's Continuum of Care, was consulted for assistance in developing the plan for reducing and ending homelessness. These activities will primarily be funded with Emergency Solutions Grant, HOME Tenant-Based Rental Assistance and CDBG Funds.

The Consortium's Strategic Plan will estimate the HOME, CDBG and ESG resources that will be available to address the Consortium's priority needs. HOME and ESG resources are reported on a Consortium level.

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

Geographic Area

Table 47 - Geographic Priority Areas

| | | |
|---|---|---|
| 1 | Area Name: | Ashland, Unincorporated Alameda County |
| | Area Type: | CDFI area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | 69.4 |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | Census Tracts: Ashland CPD 43379 - 4340; |
| | Include specific housing and commercial characteristics of this target area. | Low income neighborhoods with older housing stock, multi-family apartment buildings. Commercial corridor on E. 14th Street has vacant store fronts and vacant lots - is part of the redevelopment area. |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | This area has been a target area for a number of years. |
| | Identify the needs in this target area. | Jobs, business development, housing rehabilitation and development of rental affordable housing. |
| | What are the opportunities for improvement in this target area? | Housing stock can be improved; part of a multi-faceted innovative approach to the area. |
| Are there barriers to improvement in this target area? | Not enough funds to do impactful job development. | |
| 2 | Area Name: | Consortium-wide |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |

| | | |
|----------|---|--|
| | Identify the neighborhood boundaries for this target area. | |
| | Include specific housing and commercial characteristics of this target area. | |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | |
| | Identify the needs in this target area. | |
| | What are the opportunities for improvement in this target area? | |
| | Are there barriers to improvement in this target area? | |
| 3 | Area Name: | County-wide |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | |
| | Include specific housing and commercial characteristics of this target area. | |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | |
| | Identify the needs in this target area. | |
| | What are the opportunities for improvement in this target area? | |
| | Are there barriers to improvement in this target area? | |
| 4 | Area Name: | EDEN PROJECT AREA, CHERRYLAND SUB-AREA |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |

| | | |
|----------|---|--|
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | Cherryland census tracts 4356-4357; 4362 & 4363 |
| | Include specific housing and commercial characteristics of this target area. | Older single family homes; limited commercial opportunities. Area is cut up by freeway and railroad tracks bisecting neighborhood. |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | This area has been a target area for many years with a specific plan in place. |
| | Identify the needs in this target area. | Housing rehabilitation, neighborhood facilities, commercial development and jobs |
| | What are the opportunities for improvement in this target area? | Housing stock can be improved; neighborhood facilities under development |
| | Are there barriers to improvement in this target area? | Not enough funds to do comprehensive job development. |
| 5 | Area Name: | Urban County-wide |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | |
| | Include specific housing and commercial characteristics of this target area. | |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | |
| | Identify the needs in this target area. | |

| | | |
|--|--|--|
| | What are the opportunities for improvement in this target area? | |
| | Are there barriers to improvement in this target area? | |

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

For many programs using CDBG funds, such as residential or business rehabilitation, the exact location of the activity is not determined prior to funding the program as a whole. Pursuant to the CDBG Program Final Rule in these instances, the Consolidated Plan must identify who may apply for assistance, the process by which the grantee will select those to receive assistance, and how much and under what terms the assistance will be given.

Alameda County HCD administers a Residential Rehabilitation Program using CDBG funds for several jurisdictions in the Urban County. This program is delivered by the Alameda County Community Development Agency Healthy Homes Department. The level of rehabilitation services varies among cities. The goal of the program is to conserve, preserve, and improve the housing and neighborhoods of low and moderate income people living in the Urban County. To that end, the program provides grants or low interest loans to qualifying properties and owners to provide a variety of rehabilitation services, such as rental housing rehabilitation, minor and major home repairs, mobile home repairs, exterior paint or clean-up assistance, seismic retrofitting, and accessibility improvements.

The rental rehabilitation program is available to those properties throughout the Urban County in which at least 51% of the units are occupied by low and very low income households, or in which 51% of the units will be rent-restricted through a rental agreement to qualified low income households after rehabilitation. This program provides below-market-interest-rate loans to property owners to complete the rehabilitation. Tenant incomes are verified to determine whether at least half of the units are occupied by lower income households. The property's operating budget is also examined to determine the property's long-term financial feasibility and ability to repay the loan.

The Emergency Solutions Grant (ESG) is allocated to the Urban County on a formula basis. All activities to be undertaken are intended and open to serve eligible homeless individual and families living in the Urban County area.

HOME Investment Partnership funding is allocated to the jurisdictions within the Alameda County HOME Consortium on a formula basis. HOME funds are distributed throughout all parts of the HOME Consortium. All activities to be undertaken are intended and open to serve eligible households living in the Consortium.

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

Priority Needs

Table 48 – Priority Needs Summary

| | | |
|----------|------------------------------------|---|
| 1 | Priority Need Name | Rental Housing Production |
| | Priority Level | High |
| | Population | Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence |
| | Geographic Areas Affected | Consortium-wide |
| | Associated Goals | Affordable Rental Housing |
| | Description | Increase the availability of affordable rental housing for extremely low (30%), very low (50%) and low (80%) income households. |
| | Basis for Relative Priority | Documented lack of affordable rental housing in the HOME Consortium area. |

| | | |
|------------------------------------|------------------------------------|---|
| 2 | Priority Need Name | Housing Preservation |
| | Priority Level | High |
| | Population | Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Persons with HIV/AIDS and their Families |
| | Geographic Areas Affected | Consortium-wide |
| | Associated Goals | Perseveration - Owner Preservation - Rental |
| | Description | Preserve existing affordable rental and ownership housing for households at or below 80% of AMI. |
| | Basis for Relative Priority | High need for preserving existing housing to allow for aging in place and to keep a healthy housing stock. |
| | 3 | Priority Need Name |
| Priority Level | | Low |
| Population | | Extremely Low Low Moderate Large Families Families with Children |
| Geographic Areas Affected | | Consortium-wide |
| Associated Goals | | First Time Homebuyer |
| Description | | Assist low and moderate income first time homebuyers. |
| Basis for Relative Priority | | Some jurisdictions in the HOME Consortium have this as a priority. |
| 4 | | Priority Need Name |

| | | |
|----------|------------------------------------|--|
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence |
| | Geographic Areas Affected | Consortium-wide |
| | Associated Goals | Reduction of Housing Discrimination |
| | Description | Reduce housing discrimination. |
| | Basis for Relative Priority | Housing discrimination takes places with the Consortium area. |
| 5 | Priority Need Name | Homelessness |
| | Priority Level | High |
| | Population | Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth |

| | | |
|---|------------------------------------|---|
| | Geographic Areas Affected | County-wide |
| | Associated Goals | Rapid Re-Housing Reduction of time in unfit living environments Increase in rate of exits to permanent housing Prevention of loss of permanent housing Creation of Regional Housing Resource Centers Prevent people on edge of being homelessness from |
| | Description | By December, 2020, end homelessness as a chronic and on-going condition for any household in the Consortium. |
| | Basis for Relative Priority | Reducing homeless is a high priority for the Consortium. |
| 6 | Priority Need Name | Supportive Housing |
| | Priority Level | High |
| | Population | Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence |
| | Geographic Areas Affected | Consortium-wide |

| | | |
|----------|------------------------------------|--|
| | Associated Goals | Increase availability of service-enriched housing Veterans service-enriched housing |
| | Description | Increase the availability of service-enriched housing. |
| | Basis for Relative Priority | Many of the homeless population also have supportive service needs. |
| 7 | Priority Need Name | Community Development - Seniors |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Elderly Elderly Frail Elderly Non-housing Community Development |
| | Geographic Areas Affected | Urban County-wide |
| | Associated Goals | Senior facilities and services |
| | Description | Promote provision of senior services and/or facilities. |
| | Basis for Relative Priority | Seniors are a vulnerable population. |
| 8 | Priority Need Name | Community Development - Parks |
| | Priority Level | High |

| | | |
|----------|------------------------------------|---|
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | Urban County-wide |
| | Associated Goals | Park and recreation facilities |
| | Description | Support expansion and/or existing or new development of park and recreation facilities. |
| | Basis for Relative Priority | Identified as a quality of life issues for neighborhood residents. |
| 9 | Priority Need Name | Community Development - Neighborhood Facilities |
| | Priority Level | High |

| | | |
|-----------|------------------------------------|---|
| | Population | Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Non-housing Community Development |
| | Geographic Areas Affected | Urban County-wide |
| | Associated Goals | Neighborhood facilities Section 108 Loan Repayment |
| | Description | Support expansion and/or upgrade of existing or new development of neighborhood facilities. |
| | Basis for Relative Priority | Quality of life issues with neighborhood residents. |
| 10 | Priority Need Name | Community Development - Child Care |
| | Priority Level | High |
| | Population | Extremely Low Low Large Families Families with Children Families with Children Non-housing Community Development |
| | Geographic Areas Affected | EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County |
| | Associated Goals | Childcare facilities and services |
| | Description | Support expansion of existing or new development of childcare facilities and/or services. |
| | Basis for Relative Priority | Need for low income working families for neighborhood childcare. |
| 11 | Priority Need Name | Community Development - Crime Reduction |

| | | |
|-----------|------------------------------------|--|
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Non-housing Community Development |
| | Geographic Areas Affected | EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County |
| | Associated Goals | Crime Reduction |
| | Description | Support crime reduction activities and/or services. |
| | Basis for Relative Priority | Quality of life in the neighborhoods. |
| 12 | Priority Need Name | Community Development - Accessibility |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development |
| | Geographic Areas Affected | Urban County-wide |
| | Associated Goals | Accessibility improvements |
| | Description | Support accessibility improvements. |

| | | |
|----------------------------------|------------------------------------|---|
| | Basis for Relative Priority | Quality of life in home and in neighborhoods. |
| 13 | Priority Need Name | Community Development - Infrastructure Improvement |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development |
| | Geographic Areas Affected | Urban County-wide |
| | Associated Goals | Infrastructure improvements |
| | Description | Support infrastructure improvements. |
| | Basis for Relative Priority | Health and safety in neighborhoods |
| | 14 | Priority Need Name |
| Priority Level | | High |
| Population | | Extremely Low Low Large Families Families with Children Elderly Individuals Families with Children Non-housing Community Development |
| Geographic Areas Affected | | Urban County-wide |
| Associated Goals | | Public facilities |

| | | |
|----|------------------------------------|---|
| | Description | Support expansion and/or improvement of public facilities. |
| | Basis for Relative Priority | Quality of life in the neighborhoods. |
| 15 | Priority Need Name | Community Development - Public Services |
| | Priority Level | High |
| | Population | Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County |
| | Associated Goals | Public Services |
| | Description | Support critical public services activities. |
| | Basis for Relative Priority | Quality of life in the neighborhoods. |

| | | |
|-----------|------------------------------------|--|
| 16 | Priority Need Name | Community Development - Economic Development |
| | Priority Level | High |
| | Population | Extremely Low Low Large Families Families with Children Individuals Families with Children Non-housing Community Development |
| | Geographic Areas Affected | EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County |
| | Associated Goals | Childcare facilities and services Economic development |
| | Description | Support expansion and creation of economic development opportunities. |
| | Basis for Relative Priority | Increased income increases quality of life. |

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|---|
| Tenant Based Rental Assistance (TBRA) | Tenant Based Rental Assistance is a potential avenue for funding and a priority based on the significant number of extremely low, low and moderate income households in the HOME Consortium that experience cost burden and severe cost burden. |
| TBRA for Non-Homeless Special Needs | Tenant Based Rental Assistance is an option to address non-homeless special needs. |
| New Unit Production | New unit development will be prioritized in low-to moderate-income areas and areas already served by infrastructure, like water, sewer, and transportation services and facilities. |
| Rehabilitation | Rehabilitation is a priority because more than 138,000 housing units in the Consortium have one of the conditions defined as a Housing Problem. |
| Acquisition, including preservation | Acquisition and preservation remain a priority to encourage affordable home ownership. |

Table 49 – Influence of Market Conditions

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

Introduction

The Consortium will primarily use CDBG, HOME Investment Partnership, and ESG program funds to accomplish specific objectives in the next five years.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|-----------------|---------------|----------------------------------|--------------------|--------------------------|-----------|--|-----------------------|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| | | | | | | | | |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|--|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 1,613,493 | 148,460 | 0 | 1,761,953 | 6,400,000 | To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the Urban County plans to undertake the following activities: 1) Support applications by organizations or agencies for other public and private sources of financing to leverage Urban County funds. 2) Include leveraging as a goal to the maximum extent possible in Urban County funding application review process. 3) Support the purchase and rehabilitation and new construction of units by nonprofit housing developers. 4) Promote private sector rehabilitation with the Housing Preservation Program. 5) Continue participation in the Mortgage Credit Certificate Program operated by the County of Alameda. 6) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 7) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 1,993,240 | 36,225 | 0 | 2,029,465 | 7,900,000 | The Alameda County HOME Consortium will leverage HOME funds as much as possible with local monies such as housing trust funds, and other affordable housing finance sources. To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the HOME Consortium plans to undertake the following activities: 1) Support applications by other organizations or agencies for other public and private sources of financing to leverage HOME Consortium funds. 2) Include leveraging as a goal in HOME Program project application review processes. 3) Support the purchase, rehabilitation and construction of units by nonprofit housing developers. 4) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 5) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|--|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 141,294 | 0 | 0 | 141,294 | 560,000 | To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the Urban County plans to undertake the following activities: 1) Support applications by organizations or agencies for other public and private sources of financing to leverage Urban County funds. 2) Include leveraging as a goal to the maximum extent possible in Urban County funding application review process. 3) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 4) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing. |

Table 50 - 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

To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the County plans to undertake the following activities:

- Support applications by organizations or agencies for other public and private sources of financing to leverage County funds.
- Include leveraging as a goal to the maximum extent possible in County funding application review process.
- Support the purchase and rehabilitation and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation with the Housing Preservation Program.
- Continue participation in programs to support affordable homeownership.
- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

Matching requirements must be satisfied in the following federal entitlement housing programs: the HOME Program and the Emergency Solutions Grant Program. A variety of non-federal sources may be used for the HOME match requirements, which requires that \$0.25 be “permanently contributed” to the HOME Program or to HOME-assisted projects for every HOME dollar spent. This requirement applies to the program as a whole, not to individual projects. The liability for matching funds occurs when the HOME Consortium actually draws down HOME funds from HUD. Sources of HOME match include cash or cash equivalents from a non-federal source, value of waived taxes or fees, value of donated land or real property, a portion of housing bond proceeds, and the cost of infrastructure improvements, among others.

The Emergency Solutions Grant Program (ESG) requires a dollar-for-dollar match with locally generated funds. The local funds may come from HCD, other federal, state and local grants and from in-kind contributions such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

The County will evaluate match requirements for each program requiring match and determine potential match sources. Some match sources may come from local affordable housing trust funds, housing bond proceeds, the value of waived local fees or permits, foregone property tax

revenue, local road funds, private donations, services funded by service providers, the State, County, or foundations, other local agency funds, and publicly owned land.

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

According to ABAG's *Projections 2009* the total area of Alameda County is 525,338 acres. Twenty-six percent (120,800 acres) of the total area is currently developed; 77,700 acres in residential use and 43,100 acres in commercial or industrial use. Of this amount only 34,900 acres (7%) are available for development; 23,000 acres are zoned for residential; 11,900 for Commercial/Industrial. Between 2000 and 2010 an annual average of 638 acres was developed for Greenfield remediation. ABAG is projecting that in the future this is expected to decline to 362 acres per year.

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

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

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--|-------------------------|--|------------------------|
| ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT | Government | Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services | Region |
| CITY OF ALBANY | Government | Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services | Jurisdiction |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--------------------|-------------------------|---|------------------------|
| CITY OF DUBLIN | Government | Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services | Jurisdiction |
| CITY OF EMERYVILLE | Government | Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services | Jurisdiction |
| CITY OF NEWARK | Government | Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services | Jurisdiction |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--|-----------------------------|---|------------------------|
| CITY OF PIEDMONT | Government | Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services | Jurisdiction |
| Alameda County Healthy Homes | Government | Ownership Rental | Region |
| Housing Authority of Alameda County | PHA | Public Housing | Region |
| ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY | Government | Homelessness | Region |
| Alameda County Social Services Agency | Government | Homelessness | Region |
| EveryOne Home | Continuum of care | Homelessness Planning | Region |
| ECHO HOUSING | Other | Ownership Public Housing Rental | Region |
| EDEN I&R | Non-profit organizations | Homelessness Public Housing Rental | Region |

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between service providers, particularly those addressing housing needs of the homeless, special needs populations, and housing providers. The Urban County Technical Advisory Committee (TAC) comprised of staff from the individual jurisdictions in the Urban County, meets bi-monthly to discuss programmatic and policy matters relating to federal housing and community development funding sources available to these jurisdictions.

The primary gaps facing the Urban County jurisdictions in delivering affordable and supportive housing are primarily the lack of financial resources for development, operations, and support services. Community development efforts are limited due to a lack of financial resources. In some cases, there is also need for stronger coordination between agencies and organizations.

Addressing these gaps will be a high priority for the Urban County. Urban County jurisdictions will continue efforts to identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies. The Urban County has streamlined and improved the process for selecting and funding housing and community development projects for its HOME and CDBG programs. In addition, Urban County jurisdictions have participated in the larger homeless and special needs housing initiatives (the EveryOne Home Plan and the annual Continuum of Care funding process) to select priorities and projects for homeless and special needs funding.

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

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

Table 52 - 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)

Key stakeholders include Alameda Health System (public hospital and clinics), Highland Hospital, Alameda County Health Care Services Agency (Health Care for the Homeless Program, Public Health and Office of AIDS Administration), Alameda Alliance for Health (managed Medicaid plan), Alameda County Social Services Agency (SSA), Lifelong Medical Care (and other FQHCs), Sutter Hospitals, East Oakland Community Project (medical respite), Berkeley Food and Housing Project (medical respite), and Bay Area Community Services (medical respite).

Health care, social services, probation and corrections work to ensure clients are not discharged into homelessness. Behavioral health care, social services, and probation have rapid re-housing programs which assist their participants to exit to and/or maintain stable housing. ESG funds are used for rapid re-housing and a small portion is used for shelter diversion, providing resources at the front door to shelter to avoid an entry whenever possible. Housing specialists are used in conjunction with rental assistance to support vulnerable households in overcoming these barriers through advocacy with landlords on income amounts and sources as well as ensuring accessibility through reasonable accommodation. TANF funds assist families to keep or obtain permanent housing.

Alameda County has used Mental Health Services Act funding to develop hundreds of PSH units and spends \$5 million annually to provide short and long-term housing subsidies for homeless individuals with serious mental health issues. The Trust Clinic (Oakland) is designed to fast track eligible disabled General Assistance recipients to SSI incomes. It is a partnership of Health Care for the Homeless (which provides housing services assistance, health care and disability verification), Behavioral Health Care Services, Social Services Agency, and the Homeless Action Center (which provides the SSI advocacy). Homeless Action Center helps participants obtain/maintain General Assistance as well as gain SSI. Rubicon Programs provides employment services in Berkeley and Hayward.

Health Care Services Agency ensures that all eligible participants are enrolled in Medicaid or Medicare. Alameda County “pre-enrolled” over 41,000 of estimated 55,000 eligible individuals in Medicaid, hundreds who experienced homelessness through a state and federally-sponsored Low Income Health Program designed to prepare county health systems for Affordable Care Act changes. They were provided with information and resources related to the expansion of health insurance coverage and organizations are now health insurance enrollment sites. The Health Care Services Agency has applied for funds for additional outreach and enrollment resources for homeless persons. Case managers will continue to assist participants to secure SNAP and other non-cash benefits.

Persons are not routinely discharged from health care facilities into homelessness; a variety of health care institutions work to reduce discharges into homelessness. The County has established two medical respite programs for individuals being discharged from local hospitals. Care transition initiatives with two of the area’s major hospitals have resulted in improved discharge planning efforts.

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

The service delivery system for persons experiencing homelessness is strong in the areas of helping persons to access mainstream benefits, both cash and non-cash assistance, and the provision of short term rental assistance. For example, the County has applied for assistance in enrolling newly qualified homeless persons for Medicaid and has been using emergency shelter and drop-in center staff to assist clients in applying for SSI, TANF and SNAPs. Recently, the resources to assist persons to move into scattered-site permanent housing with Rapid Rehousing rental assistance have increased by \$5 Million using County General Funds and Support Services for Veteran Family funds. The rapidly tightening rental market has made this assistance harder to use and work with private landlords is a constant need. Alameda County has two employment programs targeted directly to homeless persons which serve up to 400 people annually. Discharge planning is an emerging strength with housing assistance starting much more in advance of release dates. Agreements with the County jail, the foster care system and several local hospitals have housing specialists working with people at risk of homelessness months or even years (in the case of foster youth) ahead of their scheduled exit from those systems of care. Street outreach and shelter diversion are the largest gaps in our system. The county does have street outreach programs, but with an unsheltered point-in-time count of over 2,000, the resources are inadequate. The Alameda County Health Care Services Agency is working to expand street outreach over the next two years. This county has not historically had strong shelter diversion, but is working to expand and put additional programs in place over the next several years. Analysis of the homeless population indicates that approximately 25% of persons enter the system from housing with family and friends and the same proportion exit homelessness to that same resource. Our continuum is exploring strategies that could assist those households to stabilize housing with family and friends and thus reduce entry into homelessness altogether.

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

A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between housing providers and service providers, particularly those addressing housing needs of the homeless and special needs populations. The Urban County Technical Advisory Committee (TAC) comprised of staff from the individual jurisdictions in the Urban County, meets bi-monthly to discuss programmatic and policy matters relating to federal housing and community development funding sources available to these jurisdictions.

The primary gaps facing the Urban County jurisdictions in delivering affordable and supportive housing are primarily the lack of financial resources for development, operations, and support services. Community development efforts are also limited due to a lack of financial resources. In some cases, there is also need for stronger coordination between agencies and organizations.

Addressing these gaps will be a high priority for the Urban County. Urban County jurisdictions will continue efforts to identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing

providers, service providers, and governmental agencies. The Urban County has streamlined and improved the process for selecting and funding housing and community development projects for its HOME and CDBG programs. In addition, Urban County jurisdictions have participated in the larger homeless and special needs housing initiatives (the EveryOne Home Plan and the annual Continuum of Care funding process) to select priorities and projects for homeless and special needs funding.

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

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-------------------------------------|------------|----------|--------------------------------------|--------------------------------------|---------------------------|--|--|
| 1 | Affordable Rental Housing | 2015 | 2019 | Affordable Housing | Consortium-wide | Rental Housing Production | CDBG: \$1,205,790 HOME: \$4,600,000 | Rental units constructed: 70 Household Housing Unit Rental units rehabilitated: 30 Household Housing Unit |
| 2 | Perseveration - Owner | 2015 | 2019 | Affordable Housing | Consortium-wide | Housing Preservation | CDBG: \$1,355,000 HOME: \$528,465 | Homeowner Housing Rehabilitated: 64 Household Housing Unit |
| 3 | Preservation - Rental | 2015 | 2019 | Affordable Housing | Consortium-wide | Housing Preservation | CDBG: \$600,000 HOME: \$1,500,000 | Rental units rehabilitated: 50 Household Housing Unit |
| 4 | First Time Homebuyer | 2015 | 2019 | Affordable Housing | Consortium-wide | First Time Homebuyer | HOME: \$1,000 | Direct Financial Assistance to Homebuyers: 1 Households Assisted |
| 5 | Reduction of Housing Discrimination | 2015 | 2019 | Affordable Housing Public Housing | Consortium-wide | Fair Housing | CDBG: \$425,000 | Public service activities for Low/Moderate Income Housing Benefit: 4000 Households Assisted |
| 6 | Rapid Re-Housing | 2015 | 2019 | Affordable Housing | Consortium-wide Urban County-wide | Homelessness | HOME: \$1,800,000 ESG: \$500,000 | Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|---|----------------------------------|-----------------------|--|--|
| 7 | Reduction of time in unfit living environments | 2015 | 2019 | Homeless | Urban County-wide County-wide | Homelessness | CDBG: \$130,000 ESG: \$50,000 | Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds |
| 8 | Increase in rate of exits to permanent housing | 2015 | 2019 | Homeless | Urban County-wide County-wide | Homelessness | CDBG: \$7,000 ESG: \$50,000 | Housing for Homeless added: 20 Household Housing Unit |
| 9 | Prevention of loss of permanent housing | 2015 | 2019 | Homeless | County-wide | Homelessness | ESG: \$50,000 | Housing for Homeless added: 20 Household Housing Unit |
| 10 | Creation of Regional Housing Resource Centers | 2015 | 2019 | Homeless | County-wide | Homelessness | ESG: \$51,294 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 250 Households Assisted |
| 11 | Prevent people on edge of being homelessness from | 2015 | 2019 | Homeless | Consortium-wide | Homelessness | CDBG: \$50,000 | Homelessness Prevention: 200 Persons Assisted |
| 12 | Increase availability of service-enriched housing | 2015 | 2019 | Non-Homeless Special Needs | Consortium-wide | Supportive Housing | HOME: \$1,000,000 | Rental units constructed: 200 Household Housing Unit |
| 13 | Veterans service-enriched housing | 2015 | 2019 | Public Housing Non-Homeless Special Needs | Consortium-wide | Supportive Housing | HOME: \$500,000 | Rental units rehabilitated: 50 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------------------------------|------------|----------|-----------------------------------|---|--|-----------------|---|
| 14 | Senior facilities and services | 2015 | 2019 | Non-Housing Community Development | Urban County-wide | Community Development - Seniors | CDBG: \$300,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted |
| 15 | Park and recreation facilities | 2015 | 2019 | Non-Housing Community Development | Urban County-wide | Community Development - Parks | CDBG: \$500,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted |
| 16 | Neighborhood facilities | 2015 | 2019 | Non-Housing Community Development | EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County | Community Development - Neighborhood Facilities | CDBG: \$600,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted |
| 17 | Childcare facilities and services | 2015 | 2019 | Non-Housing Community Development | EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County | Community Development - Child Care Community Development - Economic Development | CDBG: \$300,000 | Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Jobs created/retained: 55 Jobs |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------------------------|------------|----------|-----------------------------------|---|--|--------------------|---|
| 18 | Crime Reduction | 2015 | 2019 | Non-Housing Community Development | EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County | Community Development - Crime Reduction | CDBG: \$50,163 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted |
| 19 | Accessibility improvements | 2015 | 2019 | Non-Housing Community Development | Urban County-wide | Community Development - Accessibility | CDBG: \$500,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted |
| 20 | Infrastructure improvements | 2015 | 2019 | Non-Housing Community Development | Urban County-wide | Community Development - Infrastructure Improvement | CDBG: \$300,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted |
| 21 | Public facilities | 2015 | 2019 | Non-Housing Community Development | Urban County-wide | Community Development - Public Facilities | CDBG: \$600,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|----------------------------|------------|----------|-----------------------------------|---|---|--------------------|--|
| 22 | Public Services | 2015 | 2019 | Non-Housing Community Development | EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County | Community Development - Public Services | CDBG: \$640,000 | Public service activities other than Low/Moderate Income Housing Benefit: 9000 Persons Assisted |
| 23 | Section 108 Loan Repayment | 2015 | 2019 | Non-Housing Community Development | Urban County-wide | Community Development - Neighborhood Facilities | CDBG: \$100,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted |
| 24 | Economic development | 2015 | 2019 | Non-Housing Community Development | EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County | Community Development - Economic Development | CDBG: \$499,000 | Jobs created/retained: 55 Jobs |

Table 53 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Affordable Rental Housing |
| | Goal Description | Promote the production of affordable rental housing by supporting the acquisition, rehabilitation and new construction of units. |
| 2 | Goal Name | Perseveration - Owner |
| | Goal Description | Provide assistance to low and moderate income homeowners in order to maintain and preserve their housing stock. |
| 3 | Goal Name | Preservation - Rental |
| | Goal Description | Use all resources available to promote the preservation of existing rental housing stock occupied by low and moderate income households and promote its affordability. |
| 4 | Goal Name | First Time Homebuyer |
| | Goal Description | Support program(s) to assist first time homebuyers. |
| 5 | Goal Name | Reduction of Housing Discrimination |
| | Goal Description | Reduce housing discrimination through provision of fair housing and landlord/tenant services. |
| 6 | Goal Name | Rapid Re-Housing |
| | Goal Description | Use resources to rapidly re-house homeless households. |
| 7 | Goal Name | Reduction of time in unfit living environments |
| | Goal Description | Reduce by 50% the amount of time spent living in places not fit for human habitation and/or transitional housing or shelter before returning to permanent housing. |

| | | |
|----|-------------------------|--|
| 8 | Goal Name | Increase in rate of exits to permanent housing |
| | Goal Description | Increase the rate at which people exit homelessness to permanent housing to 65%. |
| 9 | Goal Name | Prevention of loss of permanent housing |
| | Goal Description | Prevent 10% of people requesting shelter from needing shelter by resolving crisis to enable household to keep permanent housing. |
| 10 | Goal Name | Creation of Regional Housing Resource Centers |
| | Goal Description | Create three Regional Housing Resource Centers. |
| 11 | Goal Name | Prevent people on edge of being homelessness from |
| | Goal Description | Create County-wide prevention/diversion strategies that focus on mainstream systems use existing programs to ensure that households do not become homelessness. |
| 12 | Goal Name | Increase availability of service-enriched housing |
| | Goal Description | Promote the production of affordable housing, especially permanent housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by developers. |
| 13 | Goal Name | Veterans service-enriched housing |
| | Goal Description | Promote the production of affordable housing for veterans, especially permanent housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by developers. |
| 14 | Goal Name | Senior facilities and services |
| | Goal Description | Evaluate funding applications for senior services and/or facilities on the basis of low income and moderate income senior needs in the particular jurisdiction and promote provision of these services and/or facilities to the extent feasible. |
| 15 | Goal Name | Park and recreation facilities |
| | Goal Description | Support the expansion and/or existing or new development of park and recreation facilities to the extent feasible. |

| | | |
|----|-------------------------|---|
| 16 | Goal Name | Neighborhood facilities |
| | Goal Description | Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible. Neighborhood facilities must be located in underserved areas which are primarily low and moderate income. |
| 17 | Goal Name | Childcare facilities and services |
| | Goal Description | Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible. Child care facilities must be located in underserved areas which are primarily low and moderate income or directly serve these income groups. |
| 18 | Goal Name | Crime Reduction |
| | Goal Description | Support crime reduction activities and/or services to the extent feasible. The crime awareness activity must be located in underserved areas which are primarily low and moderate income or directly serve these income groups. |
| 19 | Goal Name | Accessibility improvements |
| | Goal Description | Support the provision of accessibility improvements to the extent feasible. The accessibility improvements must occur at general public buildings or park in which activities or programs are located which serve primarily low income and moderate income populations. |
| 20 | Goal Name | Infrastructure improvements |
| | Goal Description | Support provision of infrastructure improvements to the extent feasible. The infrastructure improvements must be located in underserved areas which are primarily low and moderate income or directly serve these income groups. |
| 21 | Goal Name | Public facilities |
| | Goal Description | Support expansion or improvement of public facilities to the extent feasible. The public facilities must be located in areas which are primarily low and moderate income or directly serve these income groups. |
| 22 | Goal Name | Public Services |
| | Goal Description | Support critical public service activities to the extent feasible. The public service efforts must directly serve low or moderate income groups. |

| | | |
|----|-------------------------|--|
| 23 | Goal Name | Section 108 Loan Repayment |
| | Goal Description | Support repayment of Section 108 loan made to build medical clinic serving low and moderate income population. |
| 24 | Goal Name | Economic development |
| | Goal Description | Support expansion and creation of economic development opportunities to the extent feasible. The economic development efforts must be located in areas which are primarily low income or must directly serve low income group. |

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)

270 units of new housing will be constructed; 130 units of rental units will be rehabilitated; 200 families will receive tenant-based rental assistance and 64 homeowners will receive rehabilitation assistance. All will be low or extremely low income.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

None of the three public housing authorities (Alameda County, City of Alameda and City of Livermore) in the Consortium area have a Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The City of Alameda's Housing Authority does not financially support residential councils at complexes owned by the Housing Authority; instead it encourages residents to form such councils if there is interest. The Housing Authority will then provide a meeting place for the council. Yearly the Housing Authority hosts a Town Hall meeting for each of the complexes owned by the Housing Authority.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The barriers to providing affordable housing are based on real estate market and other factors. Affordable housing projects are difficult to build due to the high costs of building materials. The cost and limited availability of land in the Consortium contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources

CHAS data on severe housing problems indicated that 98,500 renter households and 78,873 owner households in the Consortium had one or more housing problems. 19% of renter households and 7% of owner households were overcrowded. The elderly are also affected by cost burdens, as 2% of senior with incomes below 30% AMI paid more than 30% of their monthly income on housing costs. According to the Alameda County Housing Authority, the number of Section 8 vouchers under contract declined even though there was an increase in the number of families that were eligible for rental assistance. The number of total available rental units in the County has risen over the past five years, yet the number of affordable units has declined. With the ownership housing market escalating, the rental market is experiencing escalating rents.

For many homebuyers and renters who are disabled, accessibility is a large barrier to finding an affordable living space. There are 84,673 people who are disabled within the Consortium; disabled adults comprise 8.5% of the Consortium population.

In January 2015, the Alameda County HOME Consortium updated its *Analysis of Impediments to Fair Housing (AI)*. According to AI, there is great need for affordable housing for families, individuals, and households with special needs within the Consortium; yet, developers of affordable housing and governmental agencies still encounter neighborhood opposition. Neighborhood support and consultation is sought early in the development process so questions about proposed development can be addressed. Neighborhood opposition is often raised on the basis of local land use codes and ordinances, such as what is allowed through local zoning codes and ordinances, parking needs, environmental review, or the loss of property tax due to the property tax exemption, making it difficult to raise a charge of discrimination under the Fair Housing Act.

To work towards community acceptance, developers and jurisdictions have sought to involve the public early on in the development process, through neighborhood meetings, information sessions on housing needs in the community, and field trips to exemplary housing developments. The Consortium jurisdictions have implemented a variety of public policies and programs to eliminate general barriers to affordable housing. Several jurisdictions in the Consortium fund an affordable housing campaign by East Bay Housing Organizations which sponsors Affordable Housing Week, held annually in May, offering tours, open houses, media presentations, and information regarding affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

HOME Consortium jurisdictions impose development fees or in-lieu fees on residential development. To facilitate the development of affordable housing in the jurisdictions, some cities will waive their development fees on affordable units and some cities will impose in-lieu fees on market-rate developments, which can create affordable housing funds. Cities will allow for modifications in the

project plans, such as reduced parking requirements for affordable housing projects. The partial or total waiver of development fees and the ability to reduce such requirements as parking provide an incentive for developers to build affordable housing by decreasing per unit costs. To encourage the development of affordable housing, jurisdictions have adopted or revised various local ordinances that impact the development or maintenance of affordable housing including inclusionary housing zoning, density bonus, secondary unit, condominium conversion, and mobile home ordinances. The process of revising General Plans, including the Housing and Land Use Elements, and Area-Specific Plans, allows for reduction of policies that negatively impact the provision of affordable housing and encourage other policies that promote development which is both high-quality and cost-effective. Some jurisdictions' Housing Elements have policies to encourage rezoning of non-residential land to residential uses, which increases the supply of land. This is particularly beneficial in areas which are built-out. Other local planning policies which allow flexibility in design and densities create additional incentives for developers to build affordable housing that is cost-effective.

Legislation allowing waiver of property taxes for low income housing increases the economic viability by reducing operating expenses. California Welfare Exemption applies to housing serving lower income households owned by nonprofit corporations. It applies to housing in which at least 20% of the occupants earn incomes which do not exceed 80% of the area median income and rents are no more than 30% of this income level, housing financed with tax-exempt mortgage revenue bonds or other public loans or grants, and housing utilizing the low income housing tax credit. Local permitting processes can delay the production of housing and increase the overall costs of development, creating a disincentive to produce affordable housing. Some jurisdictions are making an effort to streamline and simplify the permitting processes so that development schedules and costs may be decreased. Jurisdictions also periodically review the fee structures to ensure that it meets State requirements but are not unnecessarily increasing the cost of housing production.

Developers of affordable housing and government agencies involved in supporting affordable housing encounter neighborhood opposition to low income housing which can stall implementation and impede the provision of affordable housing to needy families and individuals. In response to concerned neighbors, developers and cities seek to involve the public early in the development process, through neighborhood meetings, information sessions on housing needs in the community, and/or field trips to exemplary affordable housing developments.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

211 is a central access point in Alameda County for homeless persons seeking shelter and other service needs. 211 does an initial assessment to match individual needs with available resources in Alameda County. 211 also has a large database of affordable housing units to assist homeless households find affordable housing.

The Hope Project provides outreach to street homeless in south and east Alameda County. Health Care for the homeless provides health care to homeless in shelter and on the street. All of these programs provide an initial assessment to determine individual needs and works to meet those needs, either directly or through referrals.

Addressing the emergency and transitional housing needs of homeless persons

There are 33 emergency shelters in the County. Twenty five additional beds are available in the cold weather months in North County. Warming centers also operate in north, mid and south county, opening when there is a forecast for rain or temperatures below 40 degrees.

For many, exiting homelessness requires addressing chronic life issues, such as alcohol and drug (AOD) problems, domestic violence, saving money to obtain permanent housing. Transitional housing with services such as job training, financial planning assistance and counseling for AOD or mental health issues can provide an intermediate step for many to recover from homelessness and to develop life skills that will enable them to move to permanent housing with lower risk of repeated homelessness. Residents stay in transitional housing for up to 6 to 24 months. Currently, there are 33 transitional housing programs that serve singles, families, victims of domestic violence and veterans.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The EveryOne Home Performance Management Committee is supportive of the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism

rates for homeless people. An annual Outcomes Report is issued every spring tracking the progress of projects towards locally and nationally established goals.

HCD and EveryOne Home collaborate with the local veteran's administration to streamline the referral and assessment process for chronically homeless veterans to access VASH vouchers. The Housing Authority of Alameda County has 50 VASH vouchers through the Oakland Veterans Administration Office and 75 vouchers through the Palo Alto VA office. Funds from the SSVF program will assist with move-in costs for these vets in the coming year. Veteran families will also be rehoused with SSVF funds that will cover not only move-in costs but short term subsidies and supportive services. The SSVF program in Alameda County is a collaboration of five agencies.

HCD and EveryOne Home collaborate to expand housing opportunities by working to ensure that each community is contributing to the creation of permanent housing affordable and accessible to the EveryOne Home target populations. Collaboration will continue with local housing authorities to increase vouchers available to the population as well.

The AC Impact program, funded by HUD Continuum of Care, provides expanded street outreach, engagement, and housing navigation services, along with 46 housing vouchers for chronically homeless individuals with frequent law enforcement encounters. These vouchers are distributed through four cities in Alameda County.

Alameda County received state "boomerang" funds as a result of the dissolution of Redevelopment agencies. These funds were returned as general funds and Alameda County elected to set aside a portion of these funds for rapid re-housing activities. In addition, the state made available additional funding to provide rapid re-housing to homeless families on CalWORKs. Social Services agency partnered with HCD to administer this rapid re-housing program.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Alameda County will continue to implement a program using State funds at the County level that uses rapid rehousing strategies to assist homeless individuals leaving State correctional facilities to avoid homelessness. The THP+ program provides transitional housing for youth aging out of foster care. In addition, the Social Services Agency in the County, in collaboration with local providers, is development an 'Emancipation Village' with housing and services for emancipating foster youth. While the Village is located in Oakland, it will serve youth coming from the entire County.

Future ESG funding will provide prevention activities that will likely address these populations.

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 Alameda County Community Development Agency's Healthy Homes Department (ACHHD) will continue to address LBP hazards and increase access to housing without LBP hazards by conducting outreach and training, providing technical assistance, and completing lead-safe repairs that will also include healthy housing repairs and other rehabilitation services to residents and property owners of Alameda County. The program will make 140 units of low-income housing with young children lead-safe, complete healthy housing assessments and interventions in each of these units, coordinate with agencies and community-based organizations to bring additional health and safety resources, and strengthen community capacity for addressing and incorporating lead safety compliance and healthy housing principles. The Department also keeps a Lead-Safe Housing Listing that informs the renting community of housing units that have been made safe from lead-based paint hazards. Only units completed through the program are eligible for the Lead Registry. These units were determined to be lead-safe following their participation in the Alameda County Affordable Lead-Safe Housing Program funded by the U.S. Department of Housing and Urban Development's Office of Healthy Homes and Lead Hazard Control.

How are the actions listed above related to the extent of lead poisoning and hazards?

Past experience has shown that older properties have a higher likelihood of containing lead-based paint, and low-income households occupied by children under six are at highest risk for exposure. The housing units that are a priority are older units with children under six, family child care homes, and smaller rental properties, which typically have more extensive lead hazards because of deferred maintenance. Often owners of these properties are unable to finance repairs without assisted rehabilitation programs. ACHHD will carry out focused outreach to high risk low-income families with young children through partner agencies and community-based organizations with a priority on homes associated with a lead exposed child or being used as family child care home. ACHHD has 22 years of experience in case managing lead-poisoned children and has processes in place to enroll eligible properties associated with lead exposed children. The ACHHD will work with partners and city rehabilitation services to bring additional resources to these families, promote enrollment in the lead hazard control grant, and provide information on lead safety and healthy housing. The program is also working on a Pro-Active Rental Inspection policy with city and county departments. For longer term sustainability, the ACHHD will train partner agency staff and home visitors to recognize healthy housing issues.

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

ACHHD has been and will continue to follow the Advancing Healthy Housing Strategy for Action that was developed to reduce the number of American homes with residential health and safety hazards. The department have developed a consensus on the basic concept of a healthy home, encourages the adoption of the federally-recognized criteria for Healthy Homes with each agency we partner with in our collaborations, creates, conducts and supports training and workforce development to address health hazards in housing, educates the public about Healthy Homes, and supports research that informs and advances Healthy Housing in a cost-effective manner. The program has been building on the concept and has developed an action plan to advance Healthy Homes by identifying lead-based paint hazards and other housing-related health and safety deficiencies in the home and working with other partners to

help bring needed resources to create safe and healthy homes for vulnerable populations in Alameda County while using and refining the most cost-effective approach. ACHHD continues to provide trainings and presentations on the Essentials of Healthy Housing, Integrated Pest Management and EPA Renovate Repair and Painting to property owners, property managers, health professionals and contractors in Alameda County in addition to agencies and other organizations within the jurisdiction. ACHHD also provides education to parents, medical providers, realtors, building officials, social service agencies and others to incorporate Healthy Housing principles into their day to day activities.

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

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

Low income families have difficulty securing housing without income supports and/or housing assistance. Many times they also do not have additional income to pay for other needs such as food, child care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness. According to the 2010 Census, 16% (14,092) of the Urban County's population was low income; 8,967 households (10%) were very low income (50% or below median household income) and 15,025 households (17%) were extremely low income (at or below 30% of median household income). The 2000 Alameda County median household income was \$55,946. In 2014, it is \$88,500. This is a 60% increase in 14 years. Many lower income families are not keeping pace when incomes rise.

Many low or no-income families or individuals that are living in poverty critically need income supports. Income supports include a number of federal, state and locally funded programs to provide these families or individuals with income to live on. The largest program nationally, Temporary Assistance to Needy Families (TANF), provides income to poor families. The amount of assistance depends on the size of the family; however, it is still not enough to move the family out of very low income levels. An income program that provides support for disabled people unable to work is Supplemental Security Income (SSI). Low or no-income adults who are not eligible for TANF or SSI may receive locally funded General Assistance (GA).

Some of the public services programs provided in the Consortium through the CDBG program are intended to support the service needs of very low income families and individuals, such as the Emeryville Community Action Program which provides food baskets to support those with limited income to pay for food, the City of Dublin program which provides weekend lunches for families with children who participate in the school lunch program during the weekday, and the Meals on Wheels program that is funded in several jurisdictions which provides meals to low income seniors.

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

A strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and groups overseeing these efforts on an inter-jurisdictional basis. These groups, including the HOME Consortium and Urban County Technical Advisory Committees, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the HOME Consortium. Non-housing community development programs within the Consortium have focused coordination on community development including infrastructure improvements, economic development, accessibility improvements or child care.

The Shelter Plus Care and the Supportive Housing Program serve the homeless through housing rental assistance and supportive services and aim to reduce the number of people living in poverty in the County. Consortium jurisdictions are working to implement the EveryOne Home Plan, which includes representatives from local jurisdictions, service providers and advocates, homeless or formerly homeless

persons, representatives of the faith community, business and labor representatives, education and health care professionals.

The Workforce Investment Board emphasizes private sector, employer-driven job training programs. The Alameda County Self-Sufficiency Program is designed to operate as a single, integrated system for the delivery of work-first, employment focused services. It complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The Self-Sufficiency Centers provide employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans. The program encourages community partnerships to leverage and maximize funds, prevent duplication of service delivery, and develop the capacity of the community to sustain a safety-net for an expanding population.

The HOME Program provides rental housing projects to assist households earning 60% or less of area median income. Priority considerations are given to proposals that include income targeting to households earning less than 30% of area median income, a target group that includes households living in poverty. Housing developments targeted to families and individuals in this income group often have a social services component to assist the households with other needs such as job training, skill building, case management, and subsidized child care.

Compliance with Section 3 of the Housing Act of 1968 is required in connection with many Alameda County HCD and Urban County contracts. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects will be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing. HCD has developed materials to distribute to contractors to ensure their good faith efforts in complying with Section 3 requirements.

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 Alameda County Housing and Community Development Department will monitor progress on activities undertaken with HUD funds as part of its on-going performance monitoring procedures. This includes: bi-monthly meetings of the Urban County Technical Advisory Committee, and bi-monthly meetings of the HOME Consortium Technical Advisory Committee where project progress is updated; bi-monthly meetings of the HCD Citizen Advisory Committee, which provides citizen input on housing policy and implementation within the County; and a bi-monthly and annual review of each jurisdiction's project implementation progress. The cities are committed to ensuring that the funds they administer are used for the intended beneficiaries as specified by local, state and federal regulations. They have adopted and put into operation procedures to monitor the operations of their programs. These procedures include: Public and City Council monitoring through public hearings and periodic reports to City Council; regular progress review meetings; staff evaluation; annual evaluation of priorities; submission of progress reports; periodic site visits and program evaluations; financial monitoring, record keeping, and reporting requirements; review of periodic project reports and invoicing and payment requests from outside agencies; and notification of non-compliance.

HCD's monitoring procedures include: public hearings, HUD monitoring, periodic reports to the Board of Supervisors; regular staff progress review meetings; on-going staff evaluation of projects; review of project and jurisdictional invoices, annual evaluation of housing and community development priorities through the Consolidated Planning process; Housing Quality Standard (HQS) monitoring at housing project sites by HCD staff; HCD staff monitoring of jurisdictions in the Urban County, including review of financial and project record keeping, and reporting requirements; review of periodic project reports, invoices and payment requests from outside agencies; and notification of non-compliance.

The Consortium jurisdictions will comply with statutory requirements required by the Community Development Block Grant Program, the Emergency Solutions Grant Program, the HOME Program and other federal funding programs (as applicable). These include but are not limited to: the National Environmental Policy Act, Fair Housing and Equal Opportunity, Affirmative Marketing, Accessibility, Section 3 of the Housing and Urban Development Act of 1968, Minority/Women's Business Enterprise outreach, labor requirements, contracting and procurement practices, the Lead-Based Paint Poisoning Prevention Act, and the Uniform Relocation Act. HCD and the cities maintain standards and procedures to ensure long-term compliance with these requirements.

Expected Resources

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

Introduction

The Consortium will primarily use CDBG, HOME Investment Partnership, and ESG program funds to accomplish specific objectives in the next five years.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|-----------------|---------------|----------------------------------|--------------------|--------------------------|-----------|--|-----------------------|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| | | | | | | | | |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|--|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 1,613,493 | 148,460 | 0 | 1,761,953 | 6,400,000 | To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the Urban County plans to undertake the following activities: 1) Support applications by organizations or agencies for other public and private sources of financing to leverage Urban County funds. 2) Include leveraging as a goal to the maximum extent possible in Urban County funding application review process. 3) Support the purchase and rehabilitation and new construction of units by nonprofit housing developers. 4) Promote private sector rehabilitation with the Housing Preservation Program. 5) Continue participation in the Mortgage Credit Certificate Program operated by the County of Alameda. 6) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 7) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 1,993,240 | 36,225 | 0 | 2,029,465 | 7,900,000 | The Alameda County HOME Consortium will leverage HOME funds as much as possible with local monies such as housing trust funds, and other affordable housing finance sources. To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the HOME Consortium plans to undertake the following activities: 1) Support applications by other organizations or agencies for other public and private sources of financing to leverage HOME Consortium funds. 2) Include leveraging as a goal in HOME Program project application review processes. 3) Support the purchase, rehabilitation and construction of units by nonprofit housing developers. 4) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 5) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|--|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 141,294 | 0 | 0 | 141,294 | 560,000 | To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the Urban County plans to undertake the following activities: 1) Support applications by organizations or agencies for other public and private sources of financing to leverage Urban County funds. 2) Include leveraging as a goal to the maximum extent possible in Urban County funding application review process. 3) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 4) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing. |

Table 54 - Expected Resources – Priority Table

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

To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the County plans to undertake the following activities:

- Support applications by organizations or agencies for other public and private sources of financing to leverage County funds.
- Include leveraging as a goal to the maximum extent possible in County funding application review process.
- Support the purchase and rehabilitation and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation with the Housing Preservation Program.
- Continue participation in programs to support affordable homeownership.
- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

Matching requirements must be satisfied in the following federal entitlement housing programs: the HOME Program and the Emergency Solutions Grant Program. A variety of non-federal sources may be used for the HOME match requirements, which requires that \$0.25 be “permanently contributed” to the HOME Program or to HOME-assisted projects for every HOME dollar spent. This requirement applies to the program as a whole, not to individual projects. The liability for matching funds occurs when the HOME Consortium actually draws down HOME funds from HUD. Sources of HOME match include cash or cash equivalents from a non-federal source, value of waived taxes or fees, value of donated land or real property, a portion of housing bond proceeds, and the cost of infrastructure improvements, among others.

The Emergency Solutions Grant Program (ESG) requires a dollar-for-dollar match with locally generated funds. The local funds may come from HCD, other federal, state and local grants and from in-kind contributions such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

The County will evaluate match requirements for each program requiring match and determine potential match sources. Some match sources may come from local affordable housing trust funds, housing bond proceeds, the value of waived local fees or permits, foregone property tax revenue, local road funds, private donations, services funded by service providers, the State, County, or foundations, other local agency funds, and publicly owned land.

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

According to ABAG's *Projections 2009* the total area of Alameda County is 525,338 acres. Twenty-six percent (120,800 acres) of the total area is currently developed; 77,700 acres in residential use and 43,100 acres in commercial or industrial use. Of this amount only 34,900 acres (7%) are available for development; 23,000 acres are zoned for residential; 11,900 for Commercial/Industrial. Between 2000 and 2010 an annual average of 638 acres was developed for Greenfield remediation. ABAG is projecting that in the future this is expected to decline to 362 acres per year.

Annual Goals and Objectives

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

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-------------------------------------|------------|----------|--------------------------------------|----------------------------------|---|--|--|
| 1 | Affordable Rental Housing | 2015 | 2019 | Affordable Housing | Consortium-wide | Rental Housing Production | CDBG: \$120,579 HOME: \$984,460 | Rental units constructed: 70 Household Housing Unit |
| 2 | Perseveration - Owner | 2015 | 2019 | Affordable Housing | Urban County-wide County-wide | Housing Preservation | CDBG: \$364,335 HOME: \$136,795 | Homeowner Housing Rehabilitated: 64 Household Housing Unit |
| 3 | Preservation - Rental | 2015 | 2019 | Affordable Housing | Consortium-wide | Housing Preservation | CDBG: \$120,579 HOME: \$303,029 | Rental units rehabilitated: 20 Household Housing Unit |
| 4 | Reduction of Housing Discrimination | 2015 | 2019 | Affordable Housing Public Housing | Urban County-wide | Fair Housing | CDBG: \$85,000 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1050 Households Assisted |
| 5 | Rapid Re-Housing | 2015 | 2019 | Affordable Housing | Consortium-wide | Rental Housing Production Homelessness Supportive Housing | HOME: \$369,632 ESG: \$100,000 | Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|---|-------------------|---|--------------------|--|
| 6 | Reduction of time in unfit living environments | 2015 | 2019 | Homeless | County-wide | Homelessness | ESG: \$10,000 | Homeless Person Overnight Shelter: 50 Persons Assisted |
| 7 | Increase in rate of exits to permanent housing | 2015 | 2019 | Homeless | County-wide | Homelessness | ESG: \$10,000 | Housing for Homeless added: 10 Household Housing Unit |
| 8 | Prevention of loss of permanent housing | 2015 | 2019 | Homeless | County-wide | Homelessness | ESG: \$10,000 | Housing for Homeless added: 10 Household Housing Unit |
| 9 | Creation of Regional Housing Resource Centers | 2015 | 2019 | Homeless | County-wide | Homelessness | ESG: \$10,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted |
| 10 | Prevent people on edge of being homelessness from | 2015 | 2019 | Homeless | County-wide | Homelessness | ESG: \$10,000 | Homelessness Prevention: 50 Persons Assisted |
| 11 | Increase availability of service-enriched housing | 2015 | 2015 | Non-Homeless Special Needs | Consortium-wide | Rental Housing Production Homelessness Supportive Housing | HOME: \$369,362 | Rental units constructed: 50 Household Housing Unit |
| 12 | Veterans service-enriched housing | 2015 | 2019 | Public Housing Non-Homeless Special Needs | Urban County-wide | Rental Housing Production Supportive Housing | HOME: \$269,087 | Rental units constructed: 50 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--------------------------------|------------|----------|-----------------------------------|-------------------|---|-----------------|--|
| 14 | Senior facilities and services | 2015 | 2019 | Non-Housing Community Development | Urban County-wide | Community Development - Seniors | CDBG: \$49,362 | Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted |
| 19 | Accessibility improvements | 2015 | 2019 | Non-Housing Community Development | Urban County-wide | Community Development - Accessibility | CDBG: \$43,291 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted |
| 21 | Public facilities | 2015 | 2019 | Non-Housing Community Development | Urban County-wide | Community Development - Public Facilities | CDBG: \$199,543 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2060 Persons Assisted |
| 22 | Public Services | 2015 | 2019 | Non-Housing Community Development | Urban County-wide | Community Development - Public Services | CDBG: \$59,368 | Public service activities other than Low/Moderate Income Housing Benefit: 9000 Persons Assisted |
| 23 | Section 108 Loan Repayment | 2015 | 2019 | Non-Housing Community Development | Urban County-wide | Community Development - Neighborhood Facilities | CDBG: \$25,283 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|----------------------|------------|----------|-----------------------------------|--|--|--------------------|---|
| 24 | Economic development | 2015 | 2019 | Non-Housing Community Development | EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County | Community Development - Economic Development | CDBG: \$218,172 | Jobs created/retained: 4 Jobs Businesses assisted: 20 Businesses Assisted |

Table 55 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Affordable Rental Housing |
| | Goal Description | Promote the production of affordable rental housing by supporting the acquisition, rehabilitation, and new construction of units by nonprofit developers. A combination of funds will be used including federal, state and local housing program funds. |
| 2 | Goal Name | Perseveration - Owner |
| | Goal Description | Provide Minor Home Repair assistance to low income homeowners in order to maintain and preserve their housing. Promote the preservation of existing owner housing stock occupied by low income households. |
| 3 | Goal Name | Preservation - Rental |
| | Goal Description | Promote the preservation of existing rental housing stock occupied by low income households. |
| 4 | Goal Name | Reduction of Housing Discrimination |
| | Goal Description | Reduce housing discrimination through provision of fair housing and landlord/tenant services. |

| | | |
|----|-------------------------|--|
| 5 | Goal Name | Rapid Re-Housing |
| | Goal Description | Use resources to rapidly re-house homeless households. |
| 6 | Goal Name | Reduction of time in unfit living environments |
| | Goal Description | Reduce by 50% the amount of time spent living in places not fit for human habitation and/or transitional housing or shelter before returning to permanent housing. |
| 7 | Goal Name | Increase in rate of exits to permanent housing |
| | Goal Description | Increase the rate at which people exit homelessness to permanent housing to 65%. |
| 8 | Goal Name | Prevention of loss of permanent housing |
| | Goal Description | Prevent 10% of people requesting shelter from needing shelter by resolving crisis to enable household to keep permanent housing. |
| 9 | Goal Name | Creation of Regional Housing Resource Centers |
| | Goal Description | Create three Regional Housing Resource Centers. |
| 10 | Goal Name | Prevent people on edge of being homelessness from |
| | Goal Description | Create County-wide prevention/diversion strategies that focus on mainstream systems use existing programs to ensure that households do not become homelessness. |
| 11 | Goal Name | Increase availability of service-enriched housing |
| | Goal Description | Promote the production of affordable housing, especially permanent housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by developers. |
| 12 | Goal Name | Veterans service-enriched housing |
| | Goal Description | Promote the production of affordable housing for veterans, especially permanent housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by developers. |

| | | |
|----|-------------------------|---|
| 14 | Goal Name | Senior facilities and services |
| | Goal Description | Evaluate funding applications for senior services and/or facilities on the basis of low income and moderate income senior needs in the particular jurisdiction and promote provision of these services and/or facilities to the extent feasible. |
| 19 | Goal Name | Accessibility improvements |
| | Goal Description | Support the provision of accessibility improvements to the extent feasible. The accessibility improvements must occur at general public buildings or park in which activities or programs are located which serve primarily low income and moderate income populations. |
| 21 | Goal Name | Public facilities |
| | Goal Description | Support expansion or improvement of public facilities to the extent feasible. The public facilities must be located in areas which are primarily low and moderate income or directly serve these income groups. |
| 22 | Goal Name | Public Services |
| | Goal Description | Support critical public service activities to the extent feasible. The public service efforts must directly serve low or moderate income groups. |
| 23 | Goal Name | Section 108 Loan Repayment |
| | Goal Description | City of Dublin's repayment of Section 108 loan made to build medical clinic serving low and moderate income population. |
| 24 | Goal Name | Economic development |
| | Goal Description | Support expansion and creation of economic development opportunities to the extent feasible. The economic development efforts must be located in areas which are primarily low income or must directly serve low income group. |

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section of the Action Plan includes the programs and activities which the Urban County and HOME Consortium will carry out to implement its Housing and Community Development Strategic Plan during FY2015/2016.

This section describes individual activities to be funded with FY2015/2016 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME funding. This section also includes a description of how the jurisdiction will ensure geographic distribution of its resources, the process by which assistance will be distributed in the case that an activity location is currently unknown (e.g., residential rehabilitation programs), activities benefiting homeless and other special needs populations, and other local or state programs being used to further the jurisdiction's housing and community development goals.

The Consortium's HOME funds will be used for a variety of purposes including acquisition, rehabilitation, and new construction of housing, tenant-based rental assistance, and administration. Fifteen percent of the FY15 HOME allocations will be set aside for community housing development organizations (CHDOs) per HUD requirements. The majority of HOME funds will support projects developed by a variety of types of nonprofit housing developers.

| # | Project Name |
|----|---|
| 1 | Albany - Meals on Wheels |
| 2 | Albany - Curb Cuts |
| 3 | Albany - Homeless Outreach |
| 4 | Dublin - Open Heart Kitchen |
| 5 | Dublin - Axis Community Health Center |
| 6 | Dublin Section 108 Repayment |
| 7 | Dublin - Senior Support of the Tri-Valley |
| 8 | Dublin - Meals on Wheels |
| 9 | Dublin - CALICO |
| 11 | Emeryville - HMIS InHouse |
| 12 | Emeryville - Meals on Wheels |
| 13 | Piedmont - Curb Cuts |
| 14 | CDBG Admin County |
| 15 | CDBG Admin Urban County Cities |
| 16 | Urban County - ECHO |
| 17 | Rental Rehabilitation Program |
| 18 | Single Family Rehabilitation Project Delivery |
| 19 | Single Family Rehabilitation Program |
| 20 | Urban County Affordable Housing Funds |

| # | Project Name |
|----|--|
| 21 | ESG Projects and Administration |
| 22 | HOME Administration |
| 23 | HOME CHDO |
| 24 | HOME Tenant-Based Rental Assistance |
| 25 | HOME Rental Housing Production |
| 26 | HOME Owner Rehabilitation |
| 27 | Unincorporated County Fresh START |
| 28 | Unincorporated County Axis Community Health |
| 29 | Unincorporated County Community Child Care Council |

Table 56 – Project Information

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

Allocation priorities are based on the Consolidated Plan. There are a number of barriers to providing affordable housing in the Urban County, based on real estate market and non-market factors. Affordable housing projects are difficult to build due to the high cost of building materials. The cost and limited availability of land in many parts of the Urban County contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources. HUD's cap of 15% of the allocation for public services is an obstacle for providing supportive services to homeless population, especially in the smaller Urban County cities.

AP-38 Project Summary
Project Summary Information

| | | |
|---|--|---|
| 1 | Project Name | Albany - Meals on Wheels |
| | Target Area | Urban County-wide |
| | Goals Supported | Senior facilities and services |
| | Needs Addressed | Community Development - Seniors |
| | Funding | CDBG: \$16,000 |
| | Description | Provide an average of 30 hot meals daily to homes of low-income, frail homebound elderly residents. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | Provide an average of 30 hot meals daily to homes of low-income, frail homebound residents. |
| | Location Description | City of Albany |
| | Planned Activities | Deliver meals |
| 2 | Project Name | Albany - Curb Cuts |
| | Target Area | Urban County-wide |
| | Goals Supported | Accessibility improvements |
| | Needs Addressed | Community Development - Accessibility |
| | Funding | CDBG: \$9,295 |
| | Description | Construct 11 ADA accessible curb ramps city-wide. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | Construct 2-3 ADA accessible curb-ramps city-wide. Location TBD |
| | Location Description | City of Albany - sites TBD |
| | Planned Activities | Install curb ramps at various locations city-wide. |
| 3 | Project Name | Albany - Homeless Outreach |
| | Target Area | Urban County-wide |
| | Goals Supported | Reduction of time in unfit living environments |
| | Needs Addressed | Homelessness |
| | Funding | CDBG: \$26,000 |
| | Description | Outreach and engagement, case management, referrals and linkages; housing search and placement. |

| | | |
|----------|--|---|
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 50 people |
| | Location Description | City of Albany |
| | Planned Activities | Outreach and engagement, case management, referrals and linkages; housing search and placement. |
| 4 | Project Name | Dublin - Open Heart Kitchen |
| | Target Area | Urban County-wide |
| | Goals Supported | Public Services |
| | Needs Addressed | Community Development - Public Services |
| | Funding | CDBG: \$12,600 |
| | Description | Free hot meals are provided for low income residents. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 150 people |
| | Location Description | City of Dublin |
| | Planned Activities | Provide hot meals. |
| 5 | Project Name | Dublin - Axis Community Health Center |
| | Target Area | Urban County-wide |
| | Goals Supported | Public Services |
| | Needs Addressed | Community Development - Public Services |
| | Funding | CDBG: \$7,530 |
| | Description | Patient care for low income patients |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 300 people - low income families |
| | Location Description | City of Dublin |
| | Planned Activities | Health care for low income people |
| 6 | Project Name | Dublin Section 108 Repayment |

| | | |
|----------|--|---|
| | Target Area | Urban County-wide |
| | Goals Supported | Section 108 Loan Repayment |
| | Needs Addressed | Community Development - Neighborhood Facilities |
| | Funding | CDBG: \$25,283 |
| | Description | Section 108 Loan Payment (City of Pleasanton) for Axis Health Center. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 270 people - low income families |
| | Location Description | City of Pleasanton |
| | Planned Activities | Repayment of Section 108 loan - City of Dublin's proportional share. |
| 7 | Project Name | Dublin - Senior Support of the Tri-Valley |
| | Target Area | Urban County-wide |
| | Goals Supported | Senior facilities and services |
| | Needs Addressed | Community Development - Seniors |
| | Funding | CDBG: \$11,646 |
| | Description | Case Management services for seniors living in their homes. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 57 low income seniors |
| | Location Description | City of Dublin |
| | Planned Activities | Case management for seniors. |
| 8 | Project Name | Dublin - Meals on Wheels |
| | Target Area | Urban County-wide |
| | Goals Supported | Senior facilities and services |
| | Needs Addressed | Community Development - Seniors |
| | Funding | CDBG: \$8,350 |
| | Description | Deliver 4,500 meals to 45 low-income seniors. |
| | Target Date | 6/30/2016 |

| | | |
|---------------------------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | 45 low income seniors |
| | Location Description | City of Dublin |
| | Planned Activities | Providing meals |
| 9 | Project Name | Dublin - CALICO |
| | Target Area | Urban County-wide |
| | Goals Supported | Public Services |
| | Needs Addressed | Community Development - Public Services |
| | Funding | CDBG: \$7,300 |
| | Description | Case management for abused children |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 11 children |
| | Location Description | City of Dublin |
| | Planned Activities | Case management for abused children. |
| 10 | Project Name | Emeryville - HMIS InHouse |
| | Target Area | Urban County-wide |
| | Goals Supported | Increase in rate of exits to permanent housing |
| | Needs Addressed | Homelessness |
| | Funding | CDBG: \$1,338 |
| | Description | Emeryville's contribution towards Alameda County-wide HMIS Program. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 4 people |
| | Location Description | Alameda County Housing and Community Development Department - Hayward |
| Planned Activities | HMIS Program | |
| 11 | Project Name | Emeryville - Meals on Wheels |
| | Target Area | Urban County-wide |

| | | |
|-----------|--|--|
| | Goals Supported | Senior facilities and services |
| | Needs Addressed | Community Development - Seniors |
| | Funding | CDBG: \$13,366 |
| | Description | Deliver meals to 17 low-income seniors. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 17 low income seniors |
| | Location Description | City of Emeryville |
| | Planned Activities | Provide meals |
| 12 | Project Name | Piedmont - Curb Cuts |
| | Target Area | Urban County-wide |
| | Goals Supported | Accessibility improvements |
| | Needs Addressed | Community Development - Accessibility |
| | Funding | CDBG: \$33,996 |
| | Description | Curb cuts at Howard and Oakland Ave |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | TBD |
| | Location Description | Intersection of Howard and Oakland Ave in Piedmont |
| | Planned Activities | Curb Cuts |
| 13 | Project Name | CDBG Admin County |
| | Target Area | Urban County-wide |
| | Goals Supported | Affordable Rental Housing Perseveration - Owner Preservation - Rental Reduction of Housing Discrimination Senior facilities and services Accessibility improvements Public facilities Public Services Section 108 Loan Repayment Economic development |

| | | |
|-----------|--|--|
| | Needs Addressed | Rental Housing Production Housing Preservation Fair Housing Homelessness Supportive Housing Community Development - Seniors Community Development - Parks Community Development - Neighborhood Facilities Community Development - Child Care Community Development - Crime Reduction Community Development - Accessibility Community Development - Infrastructure Improvement Community Development - Public Facilities Community Development - Public Services Community Development - Economic Development |
| | Funding | CDBG: \$309,499 |
| | Description | General Admin for oversight of CDBG Program |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | Not applicable |
| | Location Description | Hayward - HCD |
| | Planned Activities | Administration of the grant |
| 14 | Project Name | CDBG Admin Urban County Cities |
| | Target Area | Urban County-wide |
| | Goals Supported | Affordable Rental Housing Perseveration - Owner Preservation - Rental Reduction of Housing Discrimination Senior facilities and services Accessibility improvements Public facilities Public Services Section 108 Loan Repayment Economic development |

| | | |
|-----------|--|--|
| | Needs Addressed | Rental Housing Production Housing Preservation First Time Homebuyer Fair Housing Homelessness Supportive Housing Community Development - Seniors Community Development - Parks Community Development - Neighborhood Facilities Community Development - Child Care Community Development - Crime Reduction Community Development - Accessibility Community Development - Infrastructure Improvement Community Development - Public Facilities Community Development - Public Services Community Development - Economic Development |
| | Funding | CDBG: \$13,200 |
| | Description | General administration for Albany and Dublin. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | Not applicable |
| | Location Description | Hayward - HCD |
| | Planned Activities | Administration of the CDBG Program |
| 15 | Project Name | Urban County - ECHO |
| | Target Area | Urban County-wide |
| | Goals Supported | Reduction of Housing Discrimination |
| | Needs Addressed | Fair Housing |
| | Funding | CDBG: \$85,000 |
| | Description | Provision of affordable housing (rental or owner-occupied) for low/moderate income households. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1050 low/mod people |
| | Location Description | Hayward |

| | | |
|-----------|--|--|
| | Planned Activities | Fair Housing and Tenant/Landlord Counseling |
| 16 | Project Name | Rental Rehabilitation Program |
| | Target Area | Consortium-wide Urban County-wide |
| | Goals Supported | Preservation - Rental |
| | Needs Addressed | Housing Preservation |
| | Funding | CDBG: \$120,579 |
| | Description | Acquisition and/or rehabilitation of rental units for low/moderate income households |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | TBD |
| | Location Description | TBD |
| | Planned Activities | TBD |
| 17 | Project Name | Single Family Rehabilitation Project Delivery |
| | Target Area | Urban County-wide |
| | Goals Supported | Perseveration - Owner |
| | Needs Addressed | Housing Preservation |
| | Funding | CDBG: \$109,592 |
| | Description | Project delivery costs associated with single family rehab projects. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | TBD |
| | Location Description | TBD |
| | Planned Activities | Project delivery costs associated with single family rehab projects |
| 18 | Project Name | Single Family Rehabilitation Program |
| | Target Area | Urban County-wide |
| | Goals Supported | Perseveration - Owner |
| | Needs Addressed | Housing Preservation |

| | | |
|----|--|---|
| | Funding | CDBG: \$438,368 |
| | Description | Rehabilitation of single family units for owners and tenants meeting HUD's income limits. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 68 housing units - low income |
| | Location Description | TBD |
| | Planned Activities | Housing Rehabilitation and Minor home repairs. |
| 19 | Project Name | Urban County Affordable Housing Funds |
| | Target Area | Urban County-wide |
| | Goals Supported | Affordable Rental Housing |
| | Needs Addressed | Rental Housing Production |
| | Funding | CDBG: \$120,579 |
| | Description | Development of affordable housing (rental or ownership) for low/moderate income households. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | TBD |
| | Location Description | TBD |
| | Planned Activities | Rental housing construction. |
| 20 | Project Name | ESG Projects and Administration |
| | Target Area | Urban County-wide |
| | Goals Supported | Rapid Re-Housing Reduction of time in unfit living environments Increase in rate of exits to permanent housing Prevention of loss of permanent housing Creation of Regional Housing Resource Centers Prevent people on edge of being homelessness from |
| | Needs Addressed | Homelessness |
| | Funding | ESG: \$141,294 |
| | Description | Activities associated with FY15/16 ESG funds |

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|-----------|--|---|
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | TBD |
| | Location Description | TBD |
| | Planned Activities | TBD |
| 21 | Project Name | HOME Administration |
| | Target Area | Consortium-wide |
| | Goals Supported | Affordable Rental Housing |
| | Needs Addressed | Rental Housing Production |
| | Funding | HOME: \$199,324 |
| | Description | Administration Activities for FY15/16 |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | Not applicable |
| | Location Description | HCD - 224 W. Winton Ave Hayward, CA 94544 |
| | Planned Activities | Administration |
| 22 | Project Name | HOME CHDO |
| | Target Area | Consortium-wide |
| | Goals Supported | Affordable Rental Housing Increase availability of service-enriched housing Veterans service-enriched housing |
| | Needs Addressed | Rental Housing Production |
| | Funding | HOME: \$298,986 |
| | Description | Activities associated with FY15/16 CHDO funds |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | TBD |
| | Location Description | TBD |
| | Planned Activities | TBD |
| 23 | Project Name | HOME Tenant-Based Rental Assistance |

| | | |
|-----------|--|---|
| | Target Area | Consortium-wide |
| | Goals Supported | Rapid Re-Housing |
| | Needs Addressed | Supportive Housing |
| | Funding | HOME: \$369,632 |
| | Description | Activities associated with FY15/16 HOME Tenant-Based Rental Assistance |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | Extremely low and very low income families and individuals transitioning out of foster care. |
| | Location Description | TBD |
| | Planned Activities | TBD |
| 24 | Project Name | HOME Rental Housing Production |
| | Target Area | Consortium-wide |
| | Goals Supported | Affordable Rental Housing |
| | Needs Addressed | Rental Housing Production |
| | Funding | HOME: \$1,024,728 |
| | Description | Activities associated with FY15/16 HOME funds rental housing production. Could include but is not limited to new construction, acquisition, rehabilitation. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 70 low income families |
| | Location Description | TBD |
| | Planned Activities | TBD |
| 25 | Project Name | HOME Owner Rehabilitation |
| | Target Area | Consortium-wide |
| | Goals Supported | Perseveration - Owner |
| | Needs Addressed | Housing Preservation |
| | Funding | HOME: \$136,795 |
| | Description | Activities associated with FY15/16 HOME Owner Rehabilitation funds |

| | | |
|-----------|--|---|
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 9 low income homeowners |
| | Location Description | TBD |
| | Planned Activities | TBD |
| 26 | Project Name | Unincorporated County Fresh START |
| | Target Area | EDEN PROJECT AREA, CHERRYLAND SUB-AREA Ashland, Unincorporated Alameda County |
| | Goals Supported | Public Services Economic development |
| | Needs Addressed | Community Development - Economic Development |
| | Funding | CDBG: \$158,172 |
| | Description | Food processing equipment; job training for food entrepreneurs and site coordination for food hub/food incubator. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 20 low income families. |
| | Location Description | 2700 Fairmont Blvd, San Leandro, CA 94578 |
| | Planned Activities | Food processing equipment; job training for food entrepreneurs and site coordination for food hub/food incubator. |
| 27 | Project Name | Unincorporated County Axis Community Health |
| | Target Area | Urban County-wide |
| | Goals Supported | Public facilities |
| | Needs Addressed | Community Development - Public Facilities |
| | Funding | CDBG: \$174,260 |
| | Description | Construction of a new health clinic for low income people. |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 560 low income people |

| | | |
|-----------|--|---|
| | Location Description | 5925 West Las Positas Blvd, Pleasanton, CA 94588 |
| | Planned Activities | Construction of a new health clinic for low income people. |
| 28 | Project Name | Unincorporated County Community Child Care Council |
| | Target Area | EDEN PROJECT AREA, CHERRYLAND SUB-AREA Ashland, Unincorporated Alameda County |
| | Goals Supported | Economic development |
| | Needs Addressed | Community Development - Economic Development |
| | Funding | CDBG: \$60,000 |
| | Description | |
| | Target Date | 6/30/2016 |
| | Estimate the number and type of families that will benefit from the proposed activities | 20 low income families |
| | Location Description | 22351 City Center Drive, Hayward, CA 94541 |
| | Planned Activities | Increase the supply of licensed childcare providers by recruiting and training Unincorporated County residents. |

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

The Urban County consists of the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the Unincorporated County. Each jurisdiction in the Urban County receives an allocation of Community Development Block Grant (CDBG) funds, which may be used for eligible activities, eligible households, and/or eligible areas within that jurisdiction. The CDBG funds are allocated according to a formula based on population data from the 2010 Census and the number of substandard units in each jurisdiction. All projects listed in the "Proposed Projects" tables are intended and open to serve eligible households within the Urban County jurisdiction. Census tract for identified projects are as follows: Albany 4201-4206; Dublin 4501-4505; Emeryville 4251; Newark 4441& 4443; Piedmont 4262. Unincorporated County Areas: Ashland CPD 43379 - 4340; Cherryland 4356-4357; 4362 & 4363, Castro Valley 4309-4312; Fairview 4353; and San Lorenzo 4360 &4361. Areas of racial concentration (based on the 2010 Census information) within the Urban County are listed by census tract as follows: Dublin 4507.51 and 4507.52; Ashland 4339; Cherryland 4356.01 & .4356.02; Cherryland/San Lorenzo 4362; Newark 4443.02; 4444 and 4446.02.

Geographic Distribution

| Target Area | Percentage of Funds |
|--|----------------------------|
| EDEN PROJECT AREA, CHERRYLAND SUB-AREA | 6 |
| Consortium-wide | 49 |
| Urban County-wide | 37 |
| County-wide | 1 |
| Ashland, Unincorporated Alameda County | 7 |

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For many programs using CDBG funds, such as residential or business rehabilitation, the exact location of the activity is not determined prior to funding the program as a whole. Pursuant to the CDBG Program Final Rule in these instances, the Action Plan must identify who may apply for assistance, the process by which the grantee will select those to receive assistance, and how much and under what terms the assistance will be given.

Alameda County HCD administers a Housing Rehabilitation Program using CDBG funds for of the jurisdictions in the Urban County. This program is delivered by the Alameda County Community Development Agency Healthy Homes Department. The City of Emeryville currently administers its program and is considering joining with the other cities/County. The level of rehabilitation services varies among cities. The goal of the program is to conserve, preserve, and improve the housing and neighborhoods of low and moderate income people living in the Urban County. To that end, the

program provides grants or low interest loans to qualifying properties and owners to provide a variety of rehabilitation services, such as rental housing rehabilitation, minor and major home repairs, mobile home repairs, exterior paint or clean-up assistance, seismic retrofitting, and accessibility repairs.

The rental rehabilitation program is available to those properties in which at least 51% of the units are occupied by low and very low income households, or in which 51% of the units will be rent-restricted through a rental agreement to qualified low income households after rehabilitation. This program provides below-market-interest-rate loans to property owners to complete the rehabilitation. Tenant incomes are verified to determine whether at least half of the units are occupied by lower income households. The property's operating budget is also examined to determine the property's long-term financial feasibility and ability to repay the loan.

HOME Investment Partnership funding is allocated to the jurisdictions within the Alameda County HOME Consortium on a formula basis. HOME funds are distributed throughout all parts of the HOME Consortium. All activities to be undertaken are intended and open to serve eligible households living in the Consortium.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

There is a severe shortfall of affordable homes for extremely low and very low income people in the HOME Consortium. Additionally a large portion of low income residents also do not have access to an affordable home. Median rents have increased while median income decreased or was stagnant, significantly increasing the percentage of income that a household must spend on rent. Concurrently there has been an 89% decrease in state and federal funds for affordable housing since 2008.

There are over 155,000 households in Alameda County who do not earn enough to afford Fair Market Rent on a two bedroom apartment. In addition 55,000 Very-Low and Extremely-Low income households have severe rent burdens in Alameda County, which represents 46% of all renter households.

The goals are to increase the availability of affordable rental housing for Low, Very Low and Extremely Low income households. This will be done with both New Construction activities and Acquisition and Rehabilitation of both existing and new buildings that can either be made more affordable or extend the terms of affordability. Preserving existing affordable housing is a cost effective way to maximize our resources. Additionally, providing tenant-based rental assistance allow many households to complete educational opportunities that in turn produce higher income leading to greater housing affordability.

To assist those who are ready to become homeowners, information is shared about homeownership, creating opportunities where appropriate, and directing them to resources that will assist them.

| One Year Goals for the Number of Households to be Supported | |
|--|------------|
| Homeless | 20 |
| Non-Homeless | 185 |
| Special-Needs | 100 |
| Total | 305 |

Table 58 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|------------|
| Rental Assistance | 50 |
| The Production of New Units | 90 |
| Rehab of Existing Units | 164 |
| Acquisition of Existing Units | 1 |
| Total | 305 |

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The numbers are based on the annual HOME program applications submitted by HOME Consortium jurisdictions as to what project are anticipated being funded for the year and the actual project applications received for the HOME CHDO and Urban County HOME projects. While projects may start construction in FY15/16, they may not be completed within a one year time period.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

In the HOME Consortium, the Housing Authority of the County of Alameda (HACA) owns and manages 72 public housing units in the cities of Emeryville and Union City. In Emeryville, the housing development is called Emery Glen (36 units). The development in Union City is called Mission View (36 units). These developments are for families and contain 48 two-bedroom units, 20 three-bedroom units and 4 four-bedroom units. The City of Alameda's Housing Authority does not own any public housing. The Housing Authority of the City of Livermore (LHA), designated as a high performer, owns and manages 125 units of multifamily housing at Leahy Square.

Actions planned during the next year to address the needs to public housing

HUD provides HACA with an annual allocation of Capital Funds, which are used for public housing modernization and capital improvements. Typical improvements include painting, roofing, sidewalk repair, exterior siding, energy efficiency items and updating kitchens and bathrooms.

The Capital Funds are provided on a formula basis and are severely insufficient to maintain the public housing units. As a result, HACA has applied for HUD's Rental Assistance Demonstration (RAD) program in order to remove its 72 remaining Public Housing units from the Public Housing program and convert them to a more stabilized income stream that will provide funds for repairs as well as a replacement reserve. HACA's application is in the queue and will require an expansion of the program beyond the initial 60,000 demonstration units in order to move forward.

In addition, LHA will use HUD and City resources to acquire and rehabilitate 27 units of rental housing, including nine transitional units for households graduating from area homeless and domestic violence shelters.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HACA has a Resident Advisory Board (RAB) that meets to discuss HACA's Annual Plan and provide input regarding management, capital repairs and policies. HACA does not have a Public Housing homeownership program.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan, Mental Health Services Act (MHSA) funds and Housing Opportunities for People with AIDS (HOPWA). MHSA is a California program administered locally by Alameda County's Behavioral Health Care Services Department. The program funds affordable housing development, in partnership with the County Housing and Community Development Department (HCD) and California Housing Finance Agency, rental assistance and services. HOPWA funds are administered by HCD in Alameda County on behalf of the City of Oakland which is the HOPWA grantee. HOPWA funds are used to support affordable housing development, short term rental assistance, and housing-related services.

The EveryOne Home Plan has been adopted by the Alameda County Board of Supervisors and all 14 cities, and endorsed by numerous community organizations. Implementation of the Plan is coordinated by a community-based organization of the same name. It is guided by a Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofit service providers and housing developers, businesses, law enforcement, housing authorities, and faith-based organizations.

EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home, with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies: 1) Prevent homelessness and other housing crises; 2) Increase housing opportunities for homeless and extremely low-income households; 3) Deliver flexible services to support stability and independence; 4) Measure success and report outcomes; and 5) Develop long-term leadership and build political will. For more detailed information please refer to Alameda County EveryOne Home at www.everyonehome.org

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

211 is a central access point in Alameda County for homeless persons seeking shelter and other service needs. 211 does an initial assessment to match individual needs with available resources in Alameda County. 211 also has a large database of affordable housing units to assist homeless households find affordable housing.

The Hope Project provides outreach to street homeless in south and east Alameda County. Health Care for the Homeless provides health care to homeless in shelter and on the street. All of these programs provide an initial assessment to determine individual needs and works to meet those needs, either directly or through referrals.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are 33 emergency shelters in the County. Twenty five additional beds are available in the cold weather months in North County. Warming centers also operate in north, mid and south county, opening when there is a forecast for rain or temperatures below 40 degrees.

For many, exiting homelessness requires addressing chronic life issues, such as alcohol and drug (AOD) problems, domestic violence, saving money to obtain permanent housing. Transitional housing with services such as job training, financial planning assistance and counseling for AOD or mental health issues can provide an intermediate step for many to recover from homelessness and to develop life skills that will enable them to move to permanent housing with lower risk of repeated homelessness. Residents stay in transitional housing for up to 6 to 24 months. Currently, there are 33 transitional housing programs that serve singles, families, victims of domestic violence and veterans.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

HCD and EveryOne Home collaborate with the local veteran's administration to streamline the referral and assessment process for chronically homeless veterans to access VASH vouchers. The Housing Authority of Alameda County has 50 VASH vouchers through the Oakland Veterans Administration Office and 75 vouchers through the Palo Alto VA office. Funds from the SSVF program will assist with move-in costs for these vets in the coming year. Veteran families will also be rehoused with SSVF funds that will cover not only move-in costs but short term subsidies and supportive services. The SSVF program in Alameda County is a collaboration of five agencies.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Alameda County HCD will continue to implement the Realignment Housing Program which uses rapid rehousing strategies to assist homeless and unstably housed individuals leaving State correctional facilities to avoid homelessness. The THP+ program provides transitional housing for foster youth wishing to remain in care until age 21. The Health Care Services Agency has also established over two dozen respite care beds for persons being discharged from county hospitals and psychiatric facilities.

Future ESG funding will provide prevention activities that will likely address these populations. In addition, see above for information on Foster Care Waiver funds for homeless prevention and rapid re-housing.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

There are a number of barriers to providing affordable housing in the County, based on real estate market and non-market factors. Affordable housing projects are difficult to build due to the high costs of building materials. The cost and limited availability of land in many parts of the Consortium contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources.

According to 2010 Census data, approximately 42% of Alameda County residents have housing problems (e.g., cost burden or substandard living). There was a 27% decrease between 2000 and 2010. This number is believed to be much higher today because of the mortgage crisis and recent recession. According to the Alameda County Housing Authority, the number of Section 8 vouchers under contract declined even though there was an increase in the number of families that were eligible for rental assistance. Although the number of total available rental units in the County has risen over the past five years, the number of affordable units has declined. With the ownership housing market escalating, the rental market once again is experiencing escalating rents.

For many homebuyers and renters who are disabled, accessibility presents a large barrier to finding an affordable living space that accommodates special needs. According to the 2010 Census there are over 35,564 elderly and 44,414 children and adults who are disabled within the HOME Consortium. Adults comprise 7% of the population.

Some barriers to affordable housing are related to fair housing issues. In April 2015, the Alameda County HOME Consortium prepared its updated *Analysis of Impediments to Fair Housing (AI)*. According to the AI there is tremendous need for affordable housing for families, individuals, and households with special needs within the Consortium; yet, developers of affordable housing and governmental agencies still encounter neighborhood opposition. Neighborhood support and consultation is an early goal of housing providers. It is sought early in the development process so questions about proposed development can be addressed. Some neighborhood opposition is directed to groups protected under the Fair Housing Act. Neighborhood opposition is often raised on the basis of local land use codes and ordinances, such as what is allowed through local zoning codes and ordinances, parking needs, environmental review, or the loss of property tax due to the property tax exemption, making it difficult to raise a charge of discrimination under the Fair Housing Act.

To affirmatively work towards community acceptance in the Consortium, developers and cities have consistently sought to involve the public early on in the development process, through neighborhood meetings, information sessions on housing needs in the community, and field trips to exemplary housing developments. The Consortium jurisdictions have implemented a variety of public policies and programs to eliminate general barriers to affordable housing. Several jurisdictions in the Consortium fund an affordable housing campaign by East Bay Housing Organizations (EBHO). EBHO sponsors Affordable Housing Week, held annually in May and offering numerous tours, open houses, media presentations, and information dissemination regarding affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve

as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

HOME Consortium jurisdictions impose development fees or in-lieu fees on residential development. To facilitate the development of affordable housing in the jurisdictions, some cities will waive their development fees on affordable units and some cities will impose in-lieu fees on market-rate developments, which can create affordable housing funds. Cities will allow for modifications in the project plans, such as reduced parking requirements for affordable housing projects. The partial or total waiver of development fees and the ability to reduce such requirements as parking provide an incentive for developers to build affordable housing by decreasing per unit costs. To encourage the development of affordable housing, jurisdictions have adopted or revised various local ordinances that impact the development or maintenance of affordable housing including inclusionary housing zoning, density bonus, secondary unit, condominium conversion, and mobile home ordinances. The process of revising General Plans, including the Housing and Land Use Elements, and Area-Specific Plans, allows for reduction of policies that negatively impact the provision of affordable housing and encourage other policies that promote development which is both high-quality and cost-effective. Some jurisdictions' Housing Elements have policies to encourage rezoning of non-residential land to residential uses, which increases the supply of land. This is particularly beneficial in areas which are built-out. Other local planning policies which allow flexibility in design and densities create additional incentives for developers to build affordable housing that is cost-effective.

Legislation allowing waiver of property taxes for low income housing increases the economic viability by reducing operating expenses. California Welfare Exemption applies to housing serving lower income households owned by nonprofit corporations. It applies to housing in which at least 20% of the occupants earn incomes which do not exceed 80% of the area median income and rents are no more than 30% of this income level, housing financed with tax-exempt mortgage revenue bonds or other public loans or grants, and housing utilizing the low income housing tax credit. Local permitting processes can delay the production of housing and increase the overall costs of development, creating a disincentive to produce affordable housing. Some jurisdictions are making an effort to streamline and simplify the permitting processes so that development schedules and costs may be decreased. Jurisdictions also periodically review the fee structures to ensure that it meets State requirements but are not unnecessarily increasing the cost of housing production.

Developers of affordable housing and government agencies involved in supporting affordable housing encounter neighborhood opposition to low income housing which can stall implementation and impede the provision of affordable housing to needy families and individuals. In response to concerned neighbors, developers and cities seek to involve the public early in the development process, through neighborhood meetings, information sessions on housing needs in the community, and/or field trips to exemplary affordable housing developments.

Discussion

Housing Discrimination

Fair housing services are provided to reduce housing discrimination, such as housing counseling to tenants and landlords on their rights and responsibilities, investigating complaints of housing discrimination, dispute mediation and resolution, along with training for realtors and property owners on fair housing laws. The 2010 Census shows that Alameda County HOME Consortium is a racially and ethnically diverse community with people of color comprising 45% of the total population. Reports from fair housing agencies in recent years indicate increased numbers of fair housing complaints that charge discrimination based on disability, race, ethnicity, family composition and size.

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

Introduction

Low income families have difficulty securing housing without income supports and/or housing assistance. Many times they also do not have additional income to pay for other needs such as food, child care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness. According to the 2010 Census, 16% (14,092) of the Urban County's population was low income; 8,967 households (10%) were very low income (50% or below median household income) and 15,025 households (17%) were extremely low income (at or below 30% of median household income). The 2000 Alameda County median household income was \$55,946. In 2014, it is \$88,500. This is a 60% increase in 14 years. Many lower income families are not keeping pace when incomes raise.

Many low or no-income families or individuals that are living in poverty critically need income supports. Income supports include a number of federal, state and locally funded programs to provide these families or individuals with income to live on. The largest program nationally, Temporary Assistance to Needy Families (TANF) provides income to poor families. The amount of assistance depends on the size of the family; however, it is still not enough to move the family out of very low income levels. An income program that provides support for disabled people unable to work is Supplemental Security Income (SSI). Low or no-income adults who are not eligible for TANF or SSI may receive locally funded General Assistance (GA).

Some of the public services programs provided in the Urban County through the CDBG program are intended to support the service needs of very low income families and individuals, such as the Emeryville Community Action Program which provides food baskets to support those with limited income to pay for food, the City of Dublin program which provides weekend lunches for families with children who participate in the school lunch program during the weekday, and the Meals on Wheels program that is funded in several jurisdictions which provides meals to low income seniors.

Actions planned to address obstacles to meeting underserved needs

There is significant focus on the provision of affordable housing, supportive social services, and community development programs in the Urban County among all levels of the public and private sectors. A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. These groups, including the Urban County Technical Advisory Committees, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the different jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the Urban County. An additional strength is the growing level of coordination between service providers, particularly those addressing housing needs of the homeless and special needs populations, and affordable housing in collaborations. Non-housing community development programs within the Urban County have involved coordination between the Urban County jurisdictions and the agencies or organizations focused on the particular community development area, which might be infrastructure improvements, economic development, accessibility improvements or child care.

Actions planned to foster and maintain affordable housing

The primary gaps facing the Urban County jurisdictions in delivering affordable housing, including supportive housing with services, are high costs and the lack of sufficient financial resources, and issues of community acceptance which can threaten the provision of housing by increasing delays and project costs. The incidence of homelessness in Alameda County continues to be high due to high housing costs, the lack of sufficient funding for housing and supportive services for the homeless, special needs populations, and those at-risk of homelessness. There is also an increasing need for operating subsidies for projects that target lower income households and for project-based rental assistance and for rehabilitation and preservation funds. Community development efforts are also subject to insufficient financial resources and the need for better coordination and communication between agencies and organizations.

High land and construction costs, as well as higher than average market rents in many parts of Alameda County, have also made the delivery of affordable housing more difficult. Efforts will be aimed at maintaining the levels of funding currently available for affordable housing operations and development, as well obtaining other sources of funding through competitive grant processes and private or local sources.

Addressing these issues is a high priority for the Urban County, which will continue its efforts to develop programs and policies which link identified needs with available resources, identify sources of financing for affordable housing and community development, provide technical assistance to nonprofit organizations involved in affordable housing and support services, and strengthen coordination efforts between housing, service providers, and governmental agencies.

Actions planned to reduce lead-based paint hazards

Lead poisoning is a serious issue in Alameda County with significant numbers of older homes occupied by low income families with children as older homes are most likely to contain lead hazards. Lead hazards are defined as any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects. Common sources of lead poisoning are lead-based paint hazards from dust, deteriorated paint, and contaminated soil.

The Alameda County Healthy Homes Department (ACHHD) of the Alameda County Community Development Agency is an integrated health, environmental, and housing department whose primary role is preventing, addressing, treating and remediating lead hazards county-wide. The Department's current lead hazard reduction program is focused within the Consortium cities of Alameda, Emeryville, and unincorporated Ashland, Cherryland and San Lorenzo. ACHHD will address LBP hazards and increase access to housing without lead hazards by conducting outreach and training, providing technical assistance, and completing lead-safe repairs that will also include healthy housing repairs and other rehabilitation services to residents and property owners.

The Alameda County Environmental Health Services Department provides compliance and enforcement support for properties related to a lead-poisoned child throughout Alameda County. The ACHHD receives funding from property owners through a property-based fee within the County Service Area (CSA) and provides additional services to these cities. The Cities of Emeryville and Alameda are the only

HOME Consortium cities within the CSA at this time. Services include public education presentations, In-Home Environmental Consultations (IHCs), technical assistance to property owners, and access to lead safety training. Activities carried out include: technical assistance to medical providers in the treatment of childhood lead poisoning; primary responder to unsafe work practices; voluntary compliance practices; trainings on Lead-Safe Work Practices; Essentials of Healthy Housing, the EPA Renovate, Repair and Painting Certification, and the Healthy Homes Rating System. The program also has partnerships with National, State and local organizations dealing with lead issues; advises on policy development related to lead and healthy housing issues; conducts lead safety and healthy housing presentations and provides access to a comprehensive website and telephone information line.

Alameda County Healthy Homes Department conducts lead-based paint inspections on tenant-based rental assistance for HOME and HOPWA units built before 1978 as required. Lead inspections are also conducted as a part of the Housing Quality Standard (HQS) Inspections for all Shelter Plus Care participants. Lead-based paint inspections would also take place for any homeownership programs administered by HOME and CDBG.

Actions planned to reduce the number of poverty-level families

A strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and groups overseeing these efforts on an inter-jurisdictional basis. These groups, including the HOME Consortium and Urban County Technical Advisory Committees, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the HOME Consortium. Non-housing community development programs within the Consortium have focused coordination on community development including infrastructure improvements, economic development, accessibility improvements or child care.

The Shelter Plus Care and the Supportive Housing Program serve the homeless through housing rental assistance and supportive services and aim to reduce the number of people living in poverty in the County. Consortium jurisdictions are working to implement the EveryOne Home Plan, which includes representatives from local jurisdictions, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business and labor representatives, education and health care professionals.

The Workforce Investment Board emphasizes private sector, employer-driven job training programs. The Alameda County Self-Sufficiency Program is designed to operate as a single, integrated system for the delivery of work-first, employment focused services. It complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The Self-Sufficiency Centers provide employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans. The program encourages community partnerships to leverage and maximize funds, prevent duplication of service delivery, and develop the capacity of the community to sustain a safety-net for an expanding population.

The HOME Program provides rental housing projects to assist households earning 60% or less of area median income. Priority considerations are given to proposals that include income targeting to

households earning less than 30% of area median income, a target group that includes households living in poverty. Housing developments targeted to families and individuals in this income group often have a social services component to assist the households with other needs such as job training, skill building, case management, and subsidized child care.

Compliance with Section 3 of the Housing Act of 1968 is required in connection with many Alameda County HCD and Urban County contracts. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects will be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing. HCD has developed materials to distribute to contractors to ensure their good faith efforts in complying with Section 3 requirements.

Actions planned to develop institutional structure

A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between service providers, particularly those addressing housing needs of the homeless, special needs populations, and housing providers. The Urban County Technical Advisory Committee (TAC) comprised of staff from the individual jurisdictions in the Urban County, meets bi-monthly to discuss programmatic and policy matters relating to federal housing and community development funding sources available to these jurisdictions.

The primary gaps facing the Urban County jurisdictions in delivering affordable and supportive housing are primarily the lack of financial resources for development, operations, and support services. Community development efforts are limited due to a lack of financial resources. In some cases, there is also need for stronger coordination between agencies and organizations.

Addressing these gaps will be a high priority for the Urban County. Urban County jurisdictions will continue efforts to identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies. The Urban County has streamlined and improved the process for selecting and funding housing and community development projects for its HOME and CDBG programs. In addition, Urban County jurisdictions have participated in the larger homeless and special needs housing initiatives (the EveryOne Home Plan and the annual Continuum of Care funding process) to select priorities and projects for homeless and special needs funding.

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

HCD is the lead agency in implementing the County's housing initiatives and coordinates actively with jurisdictions and organizations. The Alameda County Urban County Technical Advisory Committee (TAC) meets bi-monthly to coordinate and deliver housing and other services to lower income residents in the Urban County jurisdictions. The Alameda County Housing and Community Development Advisory Committee (HCDAC), provides citizen input on housing and community development policy and implementation within the Urban County. The affordable housing development implemented through HCD is carried out through coordination with private developers, service providers, and lenders and other funders.

HCD staff has been a member of the HIV Services Community Care Planning Council, which sets funding priorities for Ryan White Care Act Funding in the Oakland MSA, and continues to coordinate with the CCPC as appropriate.

HCD jointly administers the Shelter Plus Care Program with the Oakland Housing Authority, City of Alameda Housing Authority, the City of Berkeley and the Housing Authority of Alameda County. This program provides housing and supportive services on a long-term basis for homeless persons with disabilities and involves coordination with private housing and social services providers to find housing and services for program participants.

The Housing Opportunities for People With AIDS (HOPWA) Program is coordinated through participation of housing and services providers and agencies. Alameda County HCD administers the HOPWA program for Alameda County, under contract from the City of Oakland.

All jurisdictions in Alameda County are implementing the EveryOne Home Plan which seeks to address the housing-related needs of extremely low-income persons with serious mental illness, those living with HIV/AIDS, and those who are homeless. The EveryOne Home Plan process builds upon earlier multi-jurisdictional planning initiatives created in the earlier collaboration efforts that resulted in adoption of the County-wide Continuum of Care Plan and the County-wide AIDS Housing Plan and related implementation efforts.

Inter-departmental County coordination is being strengthened between HCD, Social Service Agency, Health Care Services Agency, Behavioral Health Care Services, Public Health, the Sheriff, Probation Department and others. As housing affordable to low income County residents becomes increasingly scarce, all of these departments have found that they are less able to serve their target populations effectively. State budget cuts have a significant impact on service levels new state resources have been made available to fund rapid re-housing.

Alameda County received state “boomerang” funds as a result of the dissolution of the Redevelopment agencies. These funds were returned as general funds and Alameda County elected to set aside a portion of these funds for rapid re-housing activities. In addition, the state made additional funding to provide rapid re-house to homeless families on CalWORKS. Social Service agency partnered with HCD to administer this rapid re-housing program.

Discussion

Additional Lead-based paint information:

The ACHHD received its 9th HUD Lead Hazard Control grant in the amount of \$3,400,000 including healthy homes initiative funding. This three year grant will implement a Lead Hazard Control Program to address residential lead hazards in the County Service Area. Under the grant, the ACHHD will complete lead hazard control in 140 units of housing for low-income residents with young children. Each unit will receive a lead inspection risk assessment and a comprehensive assessment and rating using the Healthy Housing Rating System, which will be used to identify and prioritize healthy housing deficiencies and provide additional health and safety resources, education, tenant and property owner support and compliance, and will strengthen community capacity for addressing and institutionalizing lead safety and healthy housing principles through training and technical assistance to individuals and agencies.

Each of the jurisdictions in the Alameda County Urban County implements its housing and community development goals and objectives through coordination with other public and private entities. Alameda County HCD is the lead agency of the HOME Consortium, and works closely with staff of the HOME Consortium jurisdictions in developing housing programs and policy. EveryOne Home, the Shelter Plus Care Program, the Jobs/Housing Linkages Program and the HOPWA Project Independence are all examples of where county-wide and multi-jurisdictional public/private coordination occurs at the project and programmatic levels.

Other coordination within the Urban County jurisdictions exists among planning departments, housing and community development departments, housing authorities, local social service agencies, private developers, nonprofit organizations, and citizens.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

| | |
|--|----------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 148,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 148,000 |

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not Applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Not Applicable

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Not Applicable

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

EveryOne Home partners developed a county-wide prevention and rapid re-housing program model to be implemented with sources including Emergency Solutions Grant funds. The program model is based on the Homelessness Prevention and Rapid Re-Housing Program (HPRP), which utilized common assessment tools and policies, was an integral part of the current system of care, was simple for clients to access and provided common outcome data and measurable results. Given that the resources provided under ESG are a fraction of that available under HPRP, the program developed is significantly scaled-down system, primarily utilizing existing homeless provider resources, while seeking to obtain additional funds such as with the County's recent General Funds, and focusing on rapid re-housing and shelter diversion.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Alameda County has several elements of a centralized/coordinated assessment system currently in

place. Currently, Alameda County's 211-system does referrals to agencies providing shelter, affordable housing and other supportive services throughout Alameda County. In order to establish basic eligibility, 211 conducts an assessment on all callers requesting assistance. All Continuum of Care funded agencies participating in HMIS complete a standard intake and assessment that is required of nearly all programs in HMIS (with the exception of high-volume programs).

The Alameda County Continuum of Care is also developing and piloting common assessment tool for chronically homeless individuals to identify and prioritize people for permanent supportive housing, and working on broader coordinated assessment and entry for emergency shelter.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations). The Urban County released a single ESG FY2015 RFP in Spring 2015. Decisions on final subawards will be made by Spring 2015 with program start up beginning July 1, 2015. The RFP has been distributed widely and was sent to non-profit agencies throughout Alameda County. HCD administers ESG funding on behalf of all of the Urban County jurisdictions. It is not anticipated that units of local government will be subrecipients.
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

It is not possible to require participation of formerly homeless individuals on the Alameda County Board of Supervisors. EveryOne Home has at least one homeless person on its Leadership Board. The Urban County, in conjunction with EveryOne Home, hosted a forum for homeless clients, in order to involve them in policy-making and decisions regarding the re-design of countywide homeless servicing system, including ESG-funded services. Consumers participate in all system planning efforts, and includes a minimum of one focus group of consumers to assess their experience of utilizing the system from the "front door" through to accessing permanent housing.

5. Describe performance standards for evaluating ESG.

In 2010, EveryOne Home in conjunction with data from the Homeless Management Information System (HMIS) administered by Alameda County HCD, created the Outcomes Project to develop new outcome measures and benchmarks for joint use by operators and funders of homeless programs in Alameda County. The work included evaluating current outcomes for many segments of the homeless services system and developing benchmarks. For the first year of the project, jurisdictions countywide emphasized improving the quality of data collection to reduce the number of "unknown" outcomes system wide. For the second and subsequent years, community agencies were expected to meet benchmarks based on the actual outcomes of similar agencies countywide, or to show improvement from the previous year. The fifth year report will be issued in late Spring 2015. For more information see: <http://www.everyonehome.org/measuring-success.html>.

All providers receiving ESG funds will be contractually expected to meet or exceed performance standards.