

# Executive Summary

## AP-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, 2020 through June 30, 2025 and has produced this Action Plan for the second year of that cycle (July 1, 2021 – June 30, 2022) (FY21). This Action Plan has 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. Summarize the objectives and outcomes identified in the Plan

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

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

#### **PRIORITY HOUSING NEEDS:**

Goal 1: Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair.

Goal 2: Reduction of housing discrimination through provision of fair housing and tenant/landlord services. Goal 3: Use resources to assist low-income residents make rental assistance payments in response to COVID-19.

**PRIORITY HOMELESS NEEDS:**

Goal 1: Use resources to end homelessness by funding and supporting homeless services programs.

**PRIORITY SUPPORTIVE HOUSING NEEDS:**

Goal 1: Increase the availability of services enriched housing for persons with special needs by supporting acquisition and new construction of housing units.

**COMMUNITY DEVELOPMENT NEEDS:**

Goal 1: Make improvements, including ADA accessibility and rehabilitation to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.

Goal 2: Fund economic development, micro-enterprise and on-the-job training.

Goal 3: Support the public services program for low income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis."

**3. Evaluation of past performance**

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

An evaluation of FY19 activities was developed for public comment in September 2020. Accomplishments for FY19 activities were included in the FY19 CAPER that was released for public comment in early September 2020. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY20/21 will be completed in September 2021.

**4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Community participation is a very important part of the Action Plan development process. A pre-draft public hearing on the Action Plan took place on January 12, 2021 at the Alameda County Housing and Community Development Advisory Committee's (HCDAC) Zoom meeting to present an overview of the Consolidated Plan and Action 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 via Zoom to allow working people to attend and participate. No comments were received at this meeting.

The 30-day public comment period for the Action Plan required by HUD, will take place from April 9, 2021 through May 10, 2021. A public hearing will be held on May 6, 2021 to take comments on the draft HOME Consortium Consolidated Plan. 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). Public Notices will also be placed on each jurisdiction's website. At the Zoom public hearing, HCD staff present the staff report regarding the Action 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.

**5. Summary of public comments**

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

No public comments have been received to date.

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

No comments have been received.

**7. Summary**

N/A

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	ALAMEDA COUNTY	
CDBG Administrator	ALAMEDA COUNTY	Housing and Community Development
HOPWA Administrator		
HOME Administrator	ALAMEDA COUNTY	Housing and Community Development
ESG Administrator	ALAMEDA COUNTY	Housing and Community Development
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative**

**Consolidated Plan Public Contact Information**

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

### **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 FY21/22 Action 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 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(l)).**

EveryOne Home is a collective impact initiative founded in 2007 to facilitate the implementation of Alameda County, California's plan to end homelessness, known as the EveryOne Home Plan. In 2018, EveryOne Home updated that Plan now known as the Strategic Plan Update: Ending Homelessness in Alameda County. The Strategic Update recommends actions aimed at reducing homelessness by 1) preventing homelessness; 2) ensuring safer and more dignified conditions for those experiencing homelessness; and 3) increasing permanent homes.

The EveryOne Home Governance Charter memorializes how stakeholders govern the collective impact initiative to end homelessness and meet the federally-defined responsibilities of operating a HUD Continuum of Care as found in the Continuum of Care Program Rule at §578. In fulfillment of those agreements EveryOne Home convenes stakeholders, develops policies for the housing crisis response system, and tracks outcomes through the following committees: EveryOne Home Membership, Leadership Board, Results Based Accountability, HUD CoC Committee, HMIS Oversight Committee, System Coordination Committee, and Youth Action Board. Stakeholders include people with lived experience of homelessness, elected officials, advocacy groups, and service providers as well as county and city government administrators.

In 2020, EveryOne Home, with the support of HUD technical assistance from Abt Associates convened and facilitated a community process aimed at developing a model homeless response system through the framework of racial equity. The process resulted in specific crisis and permanent housing inventory recommendations. In 2021, leadership across the Continuum of Care are working together to implement this optimal system design that will effectively address the crisis needs of people experiencing homelessness and their permanent housing needs. Community stakeholders have agreed to use the racially equitable system model to guide strategic funding decisions for existing and new federal, state, and local resources.

**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 multiple systems of care that share overlapping client populations, including but not limited to homelessness services, HIV/AIDS services, behavioral health services, foster care, veteran’s services, health care services, and probation/parole. 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. The EveryOne Home plan is structured around three major goals: 1) preventing homelessness; 2) ensuring safer and more dignified conditions for those experiencing homelessness; and 3) increasing permanent homes.

EveryOne Home coordinates local efforts to address homelessness, seeking to maintain the existing service capacity, establish inter-jurisdictional cooperation, and build new partnerships that generate greater resources for the continuum of housing and support services. 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.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate**

## **outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The EveryOne Home Results Based Accountability Committee developed system level and program level performance measures in 2017, and in 2018 the RBA Committee benchmarked those outcomes and set performance targets. These measures and targets now appear in county and city contracts for homeless services. Performance measures include shortening the length of time homeless, increasing permanent housing exits, and reducing returns to homelessness from permanent housing. These measures are published quarterly through the Practitioner's Scorecard on the Results Based Accountability page of the EveryOne Home website. Alameda County Housing and Community Development Department supports the EveryOne Home initiative's efforts to measure and evaluate performance by administering the HMIS and as a founding member of the EveryOne Home Results Based Accountability Committee.

The Continuum of Care has been consulted with entitlement areas on the use of Emergency Solutions Grant (ESG) funds since 2012. At that time 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 Emergency Solutions Grant (ESG) requirements with the goal of county-wide consistency and collaboration. EveryOne Home solicited provider and public input on the use of ESG funds through a series of community meetings. A coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY20-FY24 ESG funding.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local Regional organization HOME Consortium Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alameda County and all of the cities in Alameda County meet to discuss regional issues affecting all jurisdictions and to coordinate consultations. Many neighborhood group were also consulted in preparing the Analysis of Impediments to Fair Housing Choice. The group has also made decisions concerning FY21 HOME funds (CHDO and Urban County) being shifted into being used in a TBRA program for low-income people who are experiencing difficulties in paying their rent due to COVID-19 shelter-in place requirements causing job loss, if necessary.
2	<b>Agency/Group/Organization</b>	Alameda County Healthy Homes
	<b>Agency/Group/Organization Type</b>	Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings between Healthy Homes and Urban County to develop strategies for the ways that Healthy Homes programs could meet the needs of Urban County jurisdictions and residents for the Action Plan period.
3	<b>Agency/Group/Organization</b>	Housing Authority of Alameda County
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	All Housing authorities in Alameda County (Oakland, Berkeley, City of Alameda, Livermore and Alameda County) participated in the planning and development of the Analysis of Impediments to Fair Housing Choice Plan.

**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. Broadband and resiliency outreach are done through the housing development RFP and subsequent contracting process.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	EveryOne Home	Drive the development of the homelessness activity goals.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

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) are part of a larger East Bay HOME Grantee Collaboration that also includes Contra Costa County and the City of Richmond.

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

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

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

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 Community 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 took place on January 12, 2021 at the Housing and Community Development Advisory Committee meeting. The purpose of the meeting was to present an overview of the Action Plan 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 Action Plan will take place from April 9, 2021 - May 10, 2021. A public hearing will be held via Zoom Conference on May 6, 2021 to take comments on the draft HOME Consortium Action Plan. Public Notices are placed in the following newspapers: Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald and on jurisdictional websites.

The Action Plan will be placed on jurisdictional websites. Once the Action 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 Hearing	Non-targeted/broad community	Three HCDAC Members and three HCD Staff	No comments were received.	N/A	

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	To be held on 5/6/21			
3	Newspaper Ad	Non-targeted/broad community	Five local newspapers received notice of a 30-day public comment period and public hearing. Meeting to be held on May 6, 2021			

**Table 4 – Citizen Participation Outreach**

## 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 FY21.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,162,287	117,816	0	2,280,103	6,000,000	CDBG funds will be leveraged to the maximum extent possible

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,039,544	248,495	0	3,288,039	9,000,000	The Alameda County HOME Consortium will leverage funds to the maximum extent possible. FY21 HOME funds do not require a match due to CARES Act program waivers.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	185,092	0	0	185,092	500,000	Leveraging has been waived for FY21 ESG funds due to CARES Act program waivers.

**Table 2 - 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 Minor Home Repair 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. Match requirements have been waived for FY21 due to CARES Act waivers.

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; 74,074 acres in residential use, 20,213 acres in commercial, 14,808 acres in industrial use and 1,461 acres in mixed-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. ABAG is projecting that in the future 362 acres per year will be developed for Greenfield remediation.

**Discussion**

N/A

## 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	Housing	2020	2024	Affordable Housing	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Consortium-wide Urban County-wide Ashland, Unincorporated Alameda County	Housing Needs	CDBG: \$309,853 HOME: \$1,612,479	Rental units constructed: 14 Household Housing Unit Homeowner Housing Rehabilitated: 105 Household Housing Unit
2	Housing Discrimination	2020	2024	Affordable Housing	Urban County-wide	Housing Needs	CDBG: \$85,000	Public service activities for Low/Moderate Income Housing Benefit: 750 Households Assisted
3	Rental Assistance	2020	2024	Affordable Housing	Consortium-wide	Housing Needs	HOME: \$963,111	Tenant-based rental assistance / Rapid Rehousing: 85 Households Assisted
4	Homeless	2020	2024	Homeless	County-wide	Homeless	CDBG: \$272,911 ESG: \$185,092	Homelessness Prevention: 183 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Supportive Housing	2020	2024	Non-Homeless Special Needs	Consortium-wide	Supportive Housing	CDBG: \$8,276 HOME: \$160,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
6	Community Development	2020	2024	Non-Housing Community Development	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County	Community Development	CDBG: \$849,607	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
7	Economic Development	2020	2024	Non-Housing Community Development	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Ashland, Unincorporated Alameda County	Community Development	CDBG: \$60,000	Jobs created/retained: 8 Jobs Businesses assisted: 20 Businesses Assisted
8	Public Services	2020	2024	Non-Housing Community Development	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County	Community Development	CDBG: \$144,183	Public service activities other than Low/Moderate Income Housing Benefit: 778 Persons Assisted

**Table 3 – Goals Summary**

Annual Action Plan  
2021

## Goal Descriptions

1	<b>Goal Name</b>	Housing
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Housing Discrimination
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Homeless
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Supportive Housing
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Community Development
	<b>Goal Description</b>	
7	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	
8	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	



## 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 FY2021/2022.

This section describes individual activities to be funded with FY2021/2022 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 FY21 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	CDBG Admin
2	CDBG Public Services
3	CDBG Community Development
4	CDBG Economic Development
5	CDBG Fair Housing
6	Single Family Rehabilitation
7	Single Family Rehabilitation Project Delivery
8	Rental Assistance
9	HESG Projects and Administration
10	HOME Program Administration
11	HOME Tenant-Based Rental Assistance
12	HOME Rental Housing Production

**Table 4 – 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**

<b>1</b>	<b>Project Name</b>	CDBG Admin
	<b>Target Area</b>	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County
	<b>Goals Supported</b>	Housing Housing Discrimination Community Development
	<b>Needs Addressed</b>	Housing Needs Community Development
	<b>Funding</b>	CDBG: \$419,257
	<b>Description</b>	FY21 Admin for Alameda County and Urban County Cities.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Urban County
	<b>Planned Activities</b>	Grant administration
<b>2</b>	<b>Project Name</b>	CDBG Public Services
	<b>Target Area</b>	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	CDBG: \$291,023
	<b>Description</b>	Programs for low-income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis".
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2000 people
	<b>Location Description</b>	Urban County-wide
	<b>Planned Activities</b>	

<b>3</b>	<b>Project Name</b>	CDBG Community Development
	<b>Target Area</b>	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Urban County-wide Ashland, Unincorporated Alameda County
	<b>Goals Supported</b>	Community Development
	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	CDBG: \$1,114,990
	<b>Description</b>	Improvements, including ADA accessibility and rehabilitation to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 people
	<b>Location Description</b>	Urban County-wide
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	CDBG Economic Development
	<b>Target Area</b>	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Ashland, Unincorporated Alameda County
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Economic Development, micro-enterprise and on-the-job training.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 business owners
	<b>Location Description</b>	Unincorporated Alameda County
	<b>Planned Activities</b>	
	<b>Project Name</b>	CDBG Fair Housing

5	<b>Target Area</b>	Urban County-wide
	<b>Goals Supported</b>	Housing Discrimination
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG: \$85,000
	<b>Description</b>	Reduction of housing discrimination through the provision of fair housing and tenant/landlord services.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 people
	<b>Location Description</b>	Urban County-wide
	<b>Planned Activities</b>	
6	<b>Project Name</b>	Single Family Rehabilitation
	<b>Target Area</b>	EDEN PROJECT AREA, CHERRYLAND SUB-AREA Consortium-wide Urban County-wide Ashland, Unincorporated Alameda County
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG: \$227,089 HOME: \$29,675
	<b>Description</b>	Minor Home Repair Program for CDBG and homeowner rehabilitation for HOME.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	102 low income homeowners
	<b>Location Description</b>	HOME Consortium wide
	<b>Planned Activities</b>	
7	<b>Project Name</b>	Single Family Rehabilitation Project Delivery
	<b>Target Area</b>	Urban County-wide

	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG: \$82,744
	<b>Description</b>	Project delivery costs associated with single family rehabilitation.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 families
	<b>Location Description</b>	Urban County-wide
	<b>Planned Activities</b>	
8	<b>Project Name</b>	Rental Assistance
	<b>Target Area</b>	Consortium-wide
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	:
	<b>Description</b>	Rental Assistance for people affected by COVID-19 shelter-in-place
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	Consortium-wide
	<b>Planned Activities</b>	
9	<b>Project Name</b>	HESG Projects and Administration
	<b>Target Area</b>	Urban County-wide
	<b>Goals Supported</b>	Homeless
	<b>Needs Addressed</b>	Supportive Housing
	<b>Funding</b>	ESG: \$185,092
	<b>Description</b>	Administration and project funds for FY21/22 activities; which may include COVID-19 activities.

	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 homeless people
	<b>Location Description</b>	Urban County
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	Consortium-wide
	<b>Goals Supported</b>	Housing Rental Assistance
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	HOME: \$303,954
	<b>Description</b>	Administration funds for FY21/22 activities
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Consortium-wide
	<b>Planned Activities</b>	
<b>11</b>	<b>Project Name</b>	HOME Tenant-Based Rental Assistance
	<b>Target Area</b>	Consortium-wide
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Supportive Housing
	<b>Funding</b>	HOME: \$1,159,507
	<b>Description</b>	Tenant-Based Rental Assistance payments for low-income families.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 low-income families

	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>12</b>	<b>Project Name</b>	HOME Rental Housing Production
	<b>Target Area</b>	Consortium-wide
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	HOME: \$1,794,903
	<b>Description</b>	Promote the production of affordable rental housing.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	120 low-income families
	<b>Location Description</b>	Consortium-wide
	<b>Planned Activities</b>	

## **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**

<b>Target Area</b>	<b>Percentage of Funds</b>
EDEN PROJECT AREA, CHERRYLAND SUB-AREA	6
Consortium-wide	52
Urban County-wide	33
County-wide	1
Ashland, Unincorporated Alameda County	8

**Table 5 - 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.

Projects in the Ashland and Cherryland areas of the Unincorporated County are funded through a competitive RFP process which prioritizes projects meeting the County's 10X Strategic Plan Goals: homelessness, housing, employment and infrastructure.

Alameda County HCD administers a Minor Home Repair 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 level of repair 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 to qualifying properties and owners to provide a variety of minor home repairs, mobile home repairs, exterior paint or clean-up assistance, and accessibility repairs.

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.

## **Discussion**

## Affordable Housing

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

#### Introduction

Affordable housing units will be constructed with HOME funds; rehabilitated with HOME and CDBG funds and have supportive services provided by ESG and CDBG funds.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	183
Non-Homeless	204
Special-Needs	70
Total	457

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	265
The Production of New Units	14
Rehab of Existing Units	168
Acquisition of Existing Units	10
Total	457

**Table 7 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

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

### **Introduction**

In the HOME Consortium, the Housing Authority of the County of Alameda (HACA) converted its remaining 72 units of public housing to HUD's Rental Assistance Demonstration (RAD) program in March 2016 and thus has no more public housing. Conversion to RAD programs result in more stabilized income stream that will provide funds for repairs as well as a replacement reserve. 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 public housing at Leahy Square.

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

LHA owns and manages 27 units of rental housing under its Affordable Housing Program, which is non-HUD funded. Seven of the units are transitional units for households graduating from area homeless and domestic violence shelters. The LHA will use Section 8 Project-based Vouchers and City resources to rehabilitate the 27 units.

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

Not applicable

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable

### **Discussion**

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

### **Introduction**

In 2020, the EveryOne Home collective impact initiative to end homelessness in Alameda County built upon the *2018 Strategic Update to the Plan to End Homelessness* by developing a homeless response system model. The modeling framework centers racial equity as a critical, but heretofore missing component of homeless response. A report on the project, *Centering Racial Equity in Homeless System Design* is available on the EveryOne Home website at [everyonehome.org/centering-racial-equity/](http://everyonehome.org/centering-racial-equity/).

Implementation of the racial equity models is the work of the EveryOne Home collective impact initiative, which also functions as the Alameda County Homeless Continuum of Care. It is supported by a community-based backbone organization and 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. For more detailed information please refer to the EveryOne Home website at [www.everyonehome.org](http://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**

The recently created homeless system models propose that 52% of households with only adults will be served by other crisis services including safe parking programs, hygiene services such as showers and laundry services, food programs, mobile health, and street outreach programs. The models are premised on the idea that many households with only adults will access permanent housing from an unsheltered living situation.

Eden I&R provides county-wide information and referral for people experiencing housing instability and homelessness through Alameda County's 2-1-1 system. Housing Resource Centers distributed throughout the county have regular telephone and drop-in hours where people experiencing homelessness can obtain housing problem solving and assessment services. As well, domestic violence service providers offer 24-hour hotline support for homeless households that are fleeing domestic

violence.

Fourteen organizations provide regular street outreach to homeless people throughout Alameda County, including specialized outreach to homeless youth and veterans as well as mobile health and mental health services. Street outreach programs focus on serving unsheltered people living on the streets, encampments, or other places not meant for human habitation. Outreach provides immediate services to meet basic needs for hygiene and food assistance as well as links to ongoing services and shelter/housing. Outreach teams are knowledgeable of mainstream resources and make connections to financial benefits, transportation employment assistance, and medical and dental services.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The homeless system modeling and racial equity impact analysis project estimates that 48% of singles and 100% of households with minor children need crisis shelter including emergency shelter, navigation centers, and transitional housing. By increasing the amount of permanent housing available, the models plan for each crisis bed to serve four people each year, with an average length of stay of 90 days.

in 2020 stays in crisis shelter programs averaged 115 days for program leavers. This is a sharp decrease from a year ago when the average length of stay in shelter was 171 days. Due to the COVID-19 pandemic, shelter programs have moved away from congregate shelter environments. Hotels have been converted to shelters through the California state Project Roomkey. On a whole, more people are being sheltered now in Alameda County than before the pandemic. The pandemic has also mobilized permanent housing resources, such as California state Project Homekey. These resources are being targeted to helping households exit from shelters into permanent housing.

### **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 effort to center racial equity in homeless system design lead the continuum of care to imagine new ways of preventing and ending homelessness. These include a dedicated affordable subsidy program and a shallow subsidy program. Dedicated Affordable Housing would provide a deep subsidy to households with low support service needs, including seniors and people on fixed incomes. The system modeling estimates that 28% of households with only adults and 30% of households with minor children

need Dedicated Affordable Housing. The Shallow Subsidy Program will provide a renewable shallow subsidy to assist households with earned income in making up the difference between their earnings and the cost of rent. The modeling anticipates that 13% of households with only adults and 21% of households with minor children need a shallow subsidy to end their homelessness. Currently, EveryOne Home is convening partners to build out program eligibility criteria and infrastructure in order to implement the Dedicated Affordable and Shallow Subsidy programs.

The Results Based Accountability Committee supports the EveryOne Home initiative to establish system wide performance outcomes and to evaluate effectiveness of programs against those outcomes. Performance measures include shortening the length of time homeless, increasing permanent housing exits, and reducing returns to homelessness from permanent housing. These measures are published quarterly through the Practitioner's Scorecard on the Results Based Accountability page of the EveryOne Home website.

Alameda County's Health Care Services Agency and EveryOne Home collaborate with the local veteran's administration to streamline the referral and assessment process for chronically homeless veterans to access Veteran's Affairs Supportive Housing (VASH) vouchers. The 2020 Housing Inventory Count shows 409 VASH units in Alameda County. The Support Services to Veteran Families (SSVF) program provides rapid re-housing and shallow subsidies to veteran families. Operation Vets Home is a multi-agency cooperative effort to end veteran homelessness that is supported by EveryOne Home and the Veteran's Affairs Medical Center. Veteran serving organizations meet weekly for case conferencing using a prioritized by name list of veteran households experiencing homelessness. Case conferences report on progress toward permanently housing veteran households and collaboratively troubleshooting challenges.

HCD and EveryOne Home work together to ensure that each community in Alameda County creates permanent housing opportunities that are affordable and accessible to the EveryOne Home target populations. Collaboration will continue with local housing authorities to increase the number of mainstream vouchers available to homeless households.

The AC Impact program, funded by HUD Continuum of Care Program, provides expanded street outreach, engagement, and housing navigation services, along with 50 housing vouchers for chronically homeless adults. As well, Health Care Services Agency has expanded the housing opportunities available to homeless people with serious mental illness through the Mental Health Services Act and No Place Like Home programs.

**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.**

The homeless system modeling with racial equity impact analysis seeks to prevent extremely low-income adults and households with minor children from becoming homeless. The models estimate that 20% of households with only adults could be prevented from becoming homelessness, and 50% of households with minor children. Strategies for preventing homelessness include:

- Housing problem solving with flexible financial resources that can be accessed as needed (not once in a lifetime).
- Shallow subsidies that are renewable based on the household's income.

In federal fiscal year 2020 (10/1/2019-9/30/2020) the homeless housing crisis response system provided prevention services to 373 households, more than double the previous year. Prevention services are funded by Support Services to Veteran Families (SSVF), Whole Person Care, state of California redevelopment "boomerang" funds to Alameda County, HUD Emergency Solutions Grant (ESG), and the philanthropic initiative Keep Oakland Housed.

Alameda County plans to continue a program that uses rapid rehousing (RRH) strategies to ensure that people leaving State correctional facilities avoid homelessness. As well, the THP+ program provides transitional housing for youth aging out of foster care, again to prevent those young people from entering homelessness. 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. Located in Oakland, Emancipation Village will serve youth from the entire County.

## **Discussion**

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

### **Introduction**

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 68,964 renter households and 41,031 owner households in the Consortium had one or more housing problems. 18% of renter households and 7% of owner households were overcrowded. The elderly are also affected by cost burdens, as 7% 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 2020, 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.

### **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 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 2019, was is \$111,700. This is a 100% increase in 19 years. Many lower income families are not keeping pace when incomes rise. COVID-19 job loss has also affected a number of households income levels.

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 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. The Unincorporated County providing funding to train people who want to start their own business and to develop a childcare center in Cherryland.

### **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 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 Committee, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow 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 organizations focused on the particular community development area, which might be infrastructure improvements, economic development, accessibility improvements or childcare. Cities in the Urban County are working to implement the EveryOne Home Plan to end homelessness in the County by 2024.

The Workforce Investment Board, which 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. The program complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The employment focus of the program features Self-Sufficiency Centers which provide employment services, transportation, childcare, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans.

The HOME Program administered by Alameda County HCD supports rental housing projects to assist households in the Urban County earning up to 60% of area median income. There are additional priority considerations 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 childcare.

Compliance with Section 3 of the Housing Act 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, if possible, 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 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. This includes “Boomerang” funds for affordable housing and homeless response that is being administered by Alameda County and some cities within the County.

The Alameda County voters approved a \$500 million general obligation bond for housing in November 2016. Development and implementation of the projects is currently under way.

### **Actions planned to reduce lead-based paint hazards**

Lead poisoning is a serious issue in Alameda County with significant numbers of older homes likely to contain lead hazards are occupied by low income families with children. 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.

The Alameda County Healthy Homes Department (ACHHD) 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 countywide though focused within the Consortium cities of Alameda and Emeryville as well as Ashland, Cherryland and San Lorenzo where child lead poisoning rates and risk factors for child lead poisoning are highest. 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 minor home repair services to residents and property owners.

Services to the HOME Consortium cities include public education presentations, Environmental Consultations, 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, and the EPA’s Renovation, Repair and Painting

Certification.

Lead inspections are conducted on tenant-based rental assistance for HOME and HOPWA units built before 1978 as required (if safe to do so under COVID protections). 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.

In November 2019 the ACHHD received its 11th HUD Lead Hazard Control grant in the amount of \$3,600,000 including healthy homes initiative funding. This three-year grant (November 2019 – June 2023) will implement a Lead Hazard Control Program to address residential lead hazards in the County. Under the grant, the ACHHD will complete lead hazard control in 144 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.

### **Actions planned to reduce the number of poverty-level families**

The provision of affordable housing, supportive social services, and community development programs in the Alameda County Urban County is coordinated among all levels of the public and private sectors. The housing and community development delivery systems coordinate 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. There is coordination between service providers, particularly those addressing housing needs of the homeless and special needs populations, and affordable housing in collaborations such as Shelter Plus Care and the Linkages Program. Non-housing community development programs within the Urban County coordinate between the Urban County jurisdictions and the agencies or organizations focused on the particular community development area, including infrastructure improvements, economic development, accessibility improvements or childcare.

Alameda County HCD is the lead agency for Continuum of Care Funded Programs which serve the homeless through housing rental assistance and supportive services and aim to reduce the number of people living in poverty in the County. Cities in the County are working to implement the EveryOne Home Plan to end homelessness in the County by 2024.

Programs targeted to special needs populations with very low incomes, many of whom are homeless and/or live in poverty, such as Continuum of Care funded programs, and Housing Opportunities for

People with AIDS, are coordinated with social service agencies and provide affordable housing and other services, such as case management, life skills management, education, and job training.

Compliance with Section 3 of the Housing Act 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, if possible, 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 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 and also selected nonprofit housing agencies. 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.

## **Discussion**

# 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	248,495
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
<b>Total Program Income:</b>	<b>248,495</b>

#### 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(I)(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)**

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 standards for assistance are being updated to incorporate the use of the new assessment scoring tool and continuous prioritization. In addition, Alameda County adopted standards for the operation of emergency shelters and all shelters funded with County general funds and ESG funds are expected to comply with those standards. Those standards include accepting persons referred by coordinated entry with no sobriety or income requirements for receiving ESG assistance.

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 a centralized coordinated assessment system that meets HUD's requirements. Households experiencing a housing crisis can request assistance through several access points. The most common will be by calling 211. Individuals and families may also be encountered by street outreach teams and/or contact their regional housing resource center. In all cases the household

will be screened for safety first and referred to 911 or domestic violence (DV) services if either are more appropriate. All victims of domestic violence, stalking, sexual assault, and/or trafficking, have the option of being referred to domestic violence services and continuing to be assessed by the housing crisis response system as well. After the safety screening the access point confirms that household is a resident of Alameda County and then screens them for literal homelessness. All households are offered housing problem solving (diversion), and those who are literally homeless are then offered the opportunity to be assessed and prioritized for housing and services intervention.

All populations are assessed using the same customized assessment tool to ensure accuracy and that there are no discriminatory biases in the results before being utilized system-wide. Assessment data and results are part of the client's HMIS record. Prioritization is used to match people to emergency shelter, housing navigation services, Rapid Rehousing, and Permanent Supportive Housing, with all resources being offered first to those who are assessed as most vulnerable and having the highest barriers to housing. All households regardless of assessment scores will get housing problem solving assistance at the time of initial contact. They also have access to housing workshops and legal assistance to keep or obtain housing. All Continuum of Care, ESG, VASH and SSVF funded projects, as well as those funded with state and local resources, are required to report their vacancies to the coordinated entry system and fill them with households referred by coordinated entry.

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).

HCD administers ESG funding on behalf of all of the Urban County jurisdictions. For FY 2020, the Urban County utilized the Alameda County Health Care Services Agency's (HCSA) Housing Solutions for Health Vendor Pool to select eligible vendors to receive ESG contracts. The Housing Solutions for Health Vendor Pool (also known as the Vendor Pool) was approved by the Alameda County Board of Supervisors as part of the Alameda County's goal to end homelessness by 2026. There is an open Request for Qualification (RFQ) and responses are continuously evaluated on a monthly basis until Vendor Pool funds are expended. This rolling procurement allows vendors to continuously apply and to obtain the necessary qualifications for inclusion in the Vendor Pool. Utilizing the Vendor Pool allow for more consistent funding of agencies selected for the provision of outreach, engagement, benefits enrollment, health and supportive services, and housing and property-related services and expedites the delivery of services to Alameda County residents who are currently or formerly experiencing homelessness. 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 two homeless persons on its Leadership Board, two members on the Continuum of Care Board, two on the System Coordination Committee, and two on the Continuum of Care Notice of Funds Available committee that rates and ranks local projects for the annual application to HUD. Consumers participate in all system planning efforts. For example, the community process to develop The EveryOne Home Plan to End Homelessness: 2018 Strategic Update included six focus groups with persons currently experiencing homelessness.

5. Describe performance standards for evaluating ESG.

EveryOne Home utilizes the HUD system wide performance outcome measures for evaluating ESG funded projects. EveryOne Home's Results Based Accountability committee developed system performance outcomes into measures for each component of the Housing Crisis Response System, including those funded by ESG such as outreach, shelter and RRH. The Committee also developed measures for data quality and service quality as well as outcomes. All jurisdictions within Alameda County administering local and federal funds including ESG are incorporate these new measures into funding contracts. 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.

N/A

