



City of Alameda

DRAFT

FY 2024-25 Action Plan

For The Period Covering

July 1, 2024 – June 30, 2025

Effective Date: May 16, 2024

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

Annual Action Plan
2024

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Executive Summary

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

1. Introduction

The City of Alameda (City) is an island city located in the geographic center of San Francisco Bay, 12 miles east of San Francisco and separated from the City of Oakland by an estuary. The City of Alameda is approximately 12.4 square miles and is home to an estimated 78,280 people. Figure 1 is a map showing the City's boundaries. Alameda is defined by the U.S. Department of Housing and Urban Development (HUD) as an entitlement city. As an entitlement city, the City of Alameda receives an annual allocation of the Community Development Block Grant (CDBG) to use for housing, economic development, and social services. The allocation for FY 2024-25 will be \$1,112,658.

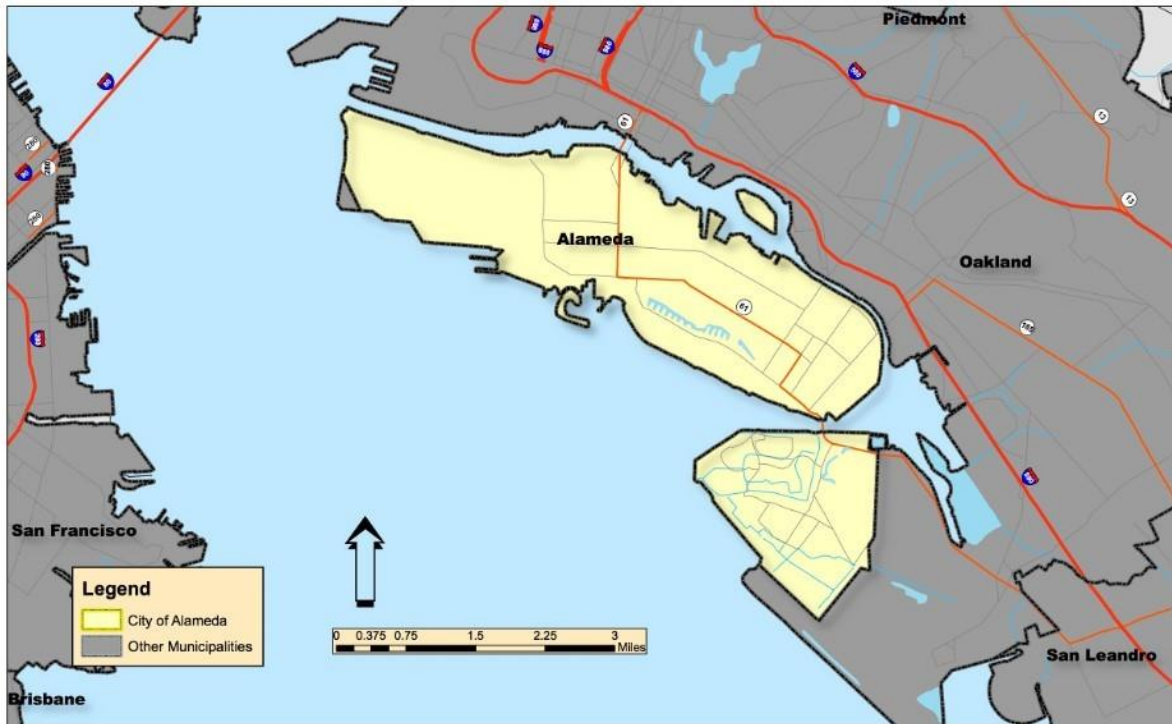
The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Human Services Division is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City, and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The allocation for all communities in 2024 will be \$2,600,175. The City of Alameda expects to receive \$190,064 of that allocation in 2024 plus any program income that was paid to Alameda County.

To receive funding each year, the City of Alameda, in conjunction with the Alameda County HOME Consortium, must complete a Five-Year Consolidated Plan. The Consolidated Plan is an assessment of the needs in the community relating to housing, social and public services, and public infrastructure. The analysis looks at the populations most affected by the current housing stock, state of the economy, and the ability to meet daily living needs. The Consolidated Plan then outlines priorities and goals to address those needs. The Alameda County Consolidated Plan contains the full data analysis for the area and the Alameda Consolidated Plan contains an abbreviated data analysis. The two documents work together to complete the full analysis and strategies for the area.

The City of Alameda completes an Action Plan on an annual basis to update the Consolidated Plan and to outline specific projects and funding resources that will meet the Consolidated Plan goals. At the end of each year, the City of Alameda will write a Consolidated Annual Performance and Evaluation Report to report the progress towards each of the Consolidated Plan goals. These three documents enable the public, elected officials, and HUD to understand the needs in the community, provide input and measure progress and investment in the community.

The most recent Consolidated Plan covers fiscal years 2020-25 and was approved by the City of Alameda City Council in May 2020. This document is the Action Plan for the fiscal year 2024-25 (2024 Action

Plan), the fifth and final year of the Consolidated Plan. It will cover the city of Alameda’s CDBG and HOME allocations, beginning July 1, 2024, and ending June 30, 2025.



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.

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

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

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

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

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

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

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

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

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

- Clean-up and securing of unsafe structures and sites that pose a health and safety threat.
- Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other.

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

- Improve the administration of funding and coordination among project providers.

- Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

3. Evaluation of past performance

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

This is the fourth year of the 2020-2025 Consolidated Plan. Many of the projects outlined in the Consolidated Plan, which was approved in May 2021, are still underway.

Goal	Units of Measure Completed
Public Services - Safety Net	1,458 People
Food Access	47,875 People
Mental Health Services	133 People
Overnight Shelter	356 People
Economic Development Support	69 People
Housing Safety Program	12 Homes
Homeless Housing	21 Other
Fair Housing	93 Other

Table 1 - Table 1 - Four Year Accomplishments towards 2020 Consolidated Plan Goals

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The development of the Annual Plan includes formal citizen participation, following a Citizen Participation Plan. In response to the COVID-19 pandemic, the City updated and adopted the Citizen Participation Plan in conjunction with the Consolidated Plan in 2020.

Following the Citizen Participation Plan, the City of Alameda published notices inviting and encouraging comments regarding the 2024 Action Plan and held one public hearing. All public notices are translated and published in the local English, Spanish, Chinese, Tagalog and Vietnamese language newspapers and posted on the City of Alameda website at www.alamedaca.gov. In addition to the previously listed languages, the City web site is translatable into Arabic and Korean. Alameda County also published a notice inviting comments regarding the Consortium’s Consolidated Strategic and Action Plans.

The City of Alameda released a draft Action Plan for a thirty-day period from April 19, 2024 through May 21, 2024.

Other opportunities for citizen participation included the community meetings conducted by the City's Boards and Commissions. Meetings to address community need are held by the Social Service Human Relations Board (SSHRB), Commission on Persons with Disabilities, the Transportation Commission, and the Housing Authority Board of Commissioners. The Alameda Collaborative for Children, Youth and their Families (ACCYF), established in 1997 as collaboration between the Alameda Unified School District, Alameda County Supervisor's Office, and the City meets in Alameda on the third Wednesday of every month with more than 30 youth and family service providers in attendance. These meetings provide valuable feedback on the needs of youth in Alameda from the perspective of the community at large, including parents, children, and youth. Lastly, the SSHRB, through its workgroups, meets to evaluate needs and facilitate community conversations and actions on issues facing the community.

5. Summary of public comments

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

There were no public comments.

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

There were no public comments.

7. Summary

The City of Alameda will spend the next year striving to meet the needs of the residents of the community. The area continues to grow with households attracted to the historic downtown area and homes with Victorian charm. This demand for housing along with limited space continues to affect the median home value, increasing the value exponentially. With the high rent and purchase costs in Alameda, few affordable opportunities exist for residents of Alameda. Those who work in Alameda may have to choose other places to live and commute into the City for their employment.

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

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	ALAMEDA	
CDBG Administrator	ALAMEDA	City of Alameda-Housing and Human Services Division
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 2 – Responsible Agencies

Narrative

The City of Alameda receives an annual allocation of Community Development Block Grant funding (CDBG). The allocations are approximately \$1.1 million every year, for a total of \$5.5 million over the five years of the 2020-2024 Consolidated Plan. The City’s FY 2024-25 allocation is \$1,112,658.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Housing and Human Services Division is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the Consortium. Together, this group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. HUD’s 2024 allocation to Alameda County will be approximately \$2,600,175. The City of Alameda expects to receive \$190,064 of that allocation in FY 2024-25. Information regarding the HOME grant will be included in the Alameda County 2024 Action Plan.

The City of Alameda Housing and Human Services Division is responsible for the administration of the awards to the City of Alameda. The responsibilities include the completion of planning and reporting documents, implementation of certain projects, supervision of public service providers and file maintenance on all projects funded with CDBG.

Consolidated Plan Public Contact Information

City of Alameda
Attn: Andre Fairley
Housing and Human Services Division
950 West Mall Square, Suite 205
Alameda, CA 94501
Phone: (510) 747-6883
Email: afairley@alamedaca.gov

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 FY 2024-25 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)).

The City of Alameda continues to coordinate between public and assisted housing providers and private and governmental agencies to mitigate homelessness. Housing and Human Services staff work with Alameda County, Alameda Unified School District, Alameda Housing Authority, local community organizations, and various departments (i.e., library, police, fire, and public works staff), boards, and commissions within the City to enhance supportive services at all levels of the homeless response system. Organizations that support the City in their efforts include Alameda Family Services (mental health), Building Futures (case management and housing navigation), Village of Love (homeless outreach team and operator of Day Center and emergency supportive housing), Five Keys Schools and Programs (operator for interim supportive housing), Alameda Food Bank, Alameda County Health Care for the Homeless, Family Violence Law Center, Mastick Senior Center, Operation Dignity, St. Vincent de Paul, and Eden Information & Referral (24/7 local Homeless Hotline service provider). Social service providers meet monthly to share resources and host provider agencies as part of the Collaboration Advancing Resources, Efforts & Supports for people experiencing homelessness in Alameda. The Coordinated Outreach Team meets every other week to actively problem solve and support specific individuals experiencing homelessness. The City also hosts biannual meetings for all service providers within the city to provide support, disseminate and share information, and share 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 service providers, people with lived experience of homelessness, 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.

In 2019-2020, the CoC conducted a systemwide needs analysis with a racial equity focus, then used that analysis in 2021 to develop the Home Together Community Plan (Plan). The Plan, relying on the extensive needs analysis (system modeling) to predict changes in homelessness over time, calls for significant increases in homelessness prevention, subsidized housing, interim housing (shelter) and direct services over five years to meet the needs of people experiencing or at risk of homelessness in Alameda County. Building from the Centering Racial Equity in Homeless System Design report (released in 2021), the Plan calls for centering racial equity through focused work to reduce the racial disparities that shape homelessness in Alameda County and across the nation, including adding housing resources that more equitably address the conditions leading to disproportionate rates of homelessness among Black, Indigenous, and other people of color (or BIPOC).

For each year of the Plan, data will be collected in the following areas in order to analyze progress towards the Home Together goals and to inform strategic planning for Alameda County’s homelessness response system:

- Funding and investments
- System Inventory
- Home Together strategies and activities
- Key service and outcome measures

The CoC 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. The CoC leverages substantial federal, state, and local resources for homeless housing and services, standardize data collection, and facilitate a year-round process of collaboration. The CoC 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

In 2022, to better center race equity, utilize additional data sources besides HMIS data, and cover indicators of most importance and interest the scorecard was revised. The new scorecard has 13 indicators that will now be disaggregated by race/ethnicity (whereas in the past there were none), has added measures to monitor coordinated entry, and includes additional data from 211 and census data.

The CoC utilizes the HUD system wide performance outcome measures for evaluating ESG funded projects. The 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 incorporate these new measures into funding contracts. For more information see: <https://homelessness.acgov.org>. All providers receiving ESG funds will be contractually expected to meet or exceed performance standards.

The CoC sat a new committee, the System Impact Committee, taking the place of the RBA Committee. The aim is to develop more in-depth and comprehensive system-wide data monitoring tools that track outcomes in the Home Together Plan and other new committees that will be seated soon including the Housing Capacity Committee and the Youth Committee.

CoC partners developed county-wide system standards to be implemented with related program funding including Emergency Solutions Grant funds. The standards for assistance have been 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.

The CoC's HMIS Committee and Workgroup works closely with the Homeless Management Information System (HMIS) Lead. The Committee collaborates with the HMIS Lead to update policies and procedures related to HMIS operations, including a Privacy Plan, Security Plan, and Data Quality Plan. On an annual basis, the HMIS Committee completes a monitoring process of the HMIS Lead to support ongoing quality

improvements. The work of the Committee includes developing recommendations for changes to the HMIS database, reviewing system-level data reports, and implementing the Data Quality Plan.

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

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	The City of Alameda Housing Authority
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of their Public Housing Annual Plan.
2	Agency/Group/Organization	City of Alameda Commission on Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

3	Agency/Group/Organization	City of Alameda Base Reuse and Economic Development Department
	Agency/Group/Organization Type	Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City of Alameda Base Resue and Economic Development Department
4	Agency/Group/Organization	City of Alameda Fire Department
	Agency/Group/Organization Type	Services - Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
5	Agency/Group/Organization	City of Alameda Park and Recreation Department
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Parks and Recreation Needs for Community

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
6	Agency/Group/Organization	Mastick Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Senior Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

7	Agency/Group/Organization	City of Alameda Social Services and Human Relations Board
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

8	Agency/Group/Organization	ALAMEDA POINT COLLABORATIVE
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
9	Agency/Group/Organization	BUILDING FUTURES WITH WOMEN AND CHILDREN
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
10	Agency/Group/Organization	EDEN INFORMATION AND REFERRAL
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Information and Referral Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

11	Agency/Group/Organization	FAMILY VIOLENCE LAW CENTER
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Domestic Violence Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
12	Agency/Group/Organization	LEGAL ASSISTANCE FOR SENIORS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Senior Service Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
13	Agency/Group/Organization	Alameda Chamber of Commerce
	Agency/Group/Organization Type	Services-Employment Business Leaders Civic Leaders Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
14	Agency/Group/Organization	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT
	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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Alameda County and all of the cities in Alameda County meet to discuss regional issues affecting jurisdictions and to coordinate consultations. Many neighborhood groups were also consulted in preparing the Analysis of Impediments to Fair Housing Choice and the priority areas for the HOME Consortium's ARP funds.

15	Agency/Group/Organization	ECHO HOUSING
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
16	Agency/Group/Organization	ALAMEDA COUNTY HEALTHY HOMES DEPART
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
17	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

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The City of Alameda strived to include as broad a group of community stakeholders as possible. No agency types were excluded from participation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alameda County Health - Housing and Homelessness Services	Drive the development of the homelessness activity goals.

Table 4 - 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.

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

As required by the City's Citizen Participation Plan, the City holds several hearings and posts related documents, including the Consolidated Plan/Action Plan Priority Needs and funding recommendations. The City adheres to all state and federal Fair Housing and Civil Rights laws and encourages minorities, non-English speakers, women and people with disabilities to participate.

The City's Social Service Human Relations Board (SSHRB) regularly schedules public hearings to identify needs and conducts a community needs assessment that addresses the levels of community needs, experience with housing discrimination, household demographics, level of participation in community services and where the respondents live. Taken together, the community needs assessment and public hearing input provide data that is then used in preparing a consolidated plan for the expenditure of CDBG funds that is submitted by the City to HUD for approval.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Survey	Non-targeted/broad community	In 2023, City conducted a survey update to reify the 2023 Community Needs survey results.	Needs identified by respondents included affordable housing, fair housing, tenant/landlord counseling, food access, housing supports, homeless services, mental health services, safety and anti-crime programs, transportation.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Tagalog Non-targeted/broad community	Social Service Human Relations Board - Community stakeholders and citizens participate to identify priority needs for the 2024 Action Plan.	No written comments were received. Organizations commented on the need for the safety net services and additional funding for mental health.	All comments were received.	
3	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Tagalog Non-targeted/broad community	City Council Needs Public Hearing - Community needs priorities for the 2024 Action Plan. December 19, 2023.	No written comments were received. Organizations commented on the need for the safety net services.	All comments were received.	
4	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Tagalog Non-targeted/broad community	City Council Public Hearing to adopt the funding recommendations for FY 2024 CDBG May 21, 2024.	Currently accepting public comment.		

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)
5	30 Day Comment Period	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Ta galog	Thirty-day comment period for the FY 2024-25 Action Plan. April 19, 2024 to May 21, 2024.	Currently accepting public comment.		

Table 5 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Alameda will use Community Development Block Grant funds as the primary source of funding for projects. The City of Alameda will receive an allocation of Community Development Block Grant funding (CDBG) in the amount of \$1,112,658 for the 2024-25 fiscal year.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Housing and Human Services Division is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The allocation for all communities in 2024-25 will be \$2,600,175. The City of Alameda expects to receive \$190,064 of that allocation in 2024.

These funding allocations are part of the regular 2024 Allocation and do not include any possible funds the City has received as a part of the additional CDBG funding from the Coronavirus Aid, Relief, and Economic Security Act or the CARES Act.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,112,658	60,000	150,000	1,322,658	0	

Table 6 - Expected Resources – Priority Table

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

With limited federal resources and the high cost of housing development, Alameda needs to leverage other funding to make projects viable and sustainable. To the greatest extent possible, federal funds are used to leverage private investment (low-income housing tax credits, Federal Home Loan Bank, business expansion, private loans or grants and any other available state and local sources). Only HOME funding requires a minimum match but the high cost of development requires that the City of Alameda leverage federal funding for all federal grants.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs

identified in the plan

The western section of Alameda is known as Alameda Point. This land is the former Alameda Naval Air Station that closed in 1997. Alameda Point is considered one of the best remaining development opportunities for large-scale development in the East Bay, with an inspirational setting overlooking the Bay Bridge and the San Francisco skyline. Over 100 businesses, employing more than 1,000 workers, are currently located there, benefiting from large industrial buildings with adjacent deep-water access.

A portion of the site was conveyed to the City in 2013 and will be redeveloped with mixed industrial and residential uses including approximately 1,500 residential units. In 2019, the U.S. Navy transferred approximately 12 acres of land at the former Alameda Naval Air Station (NAS) to the Alameda Housing Authority (AHA). AHA and its affiliate, Island City Development, announced plans to develop the largest new mixed-income affordable housing development yet (the North Housing Project) targeting 586 new rental homes by 2030. The Navy approved the land transfer to the Alameda Housing Authority with the requirement that 90 units of permanent supportive housing for formerly homeless households eligible for services under the McKinney-Vento Act are built on the property. AHA and its partners, Building Futures and Alameda Point Collaborative, submitted a successful application for a homeless accommodation at the Alameda NAS to satisfy this requirement. In January 2024, the Alameda Housing Authority and its affiliate (Island City Development) closed financing on Estuary I, also known as North Housing Permanent Supportive Housing I, the first phase of the 586 unit development. The City contributed \$2,093,325 of construction financing across four funding sources, including Permanent Local Housing Allocation, Home Investment Partnerships (HOME), Community Development Block Grant, and the Affordable Housing Fund. Estuary I will provide 44 units of affordable housing plus one manager's unit.

The RESHAP (Rebuilding the Existing Supportive Housing at Alameda Point) Alameda plan is the redevelopment of approximately eight (8) acres of Alameda's former Navy base. RESHAP will create a cohesive community providing high quality and stable housing with enhanced services for the residents while also re-energizing the Main Street Neighborhood. Alameda Point Collaborative (APC), Building Futures (BFWC), and Operation Dignity (OD) are partnering with MidPen Housing to design, construct, own and operate new high-quality housing at Alameda Point. The trauma-informed campus is designed to provide 332 units of deeply affordable housing, comprising of 201 replacement units and 131 new units.

Discussion

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

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

Each of these activities and projects will require resources outside of the CDBG funding. The City of Alameda expects the 2024 CDBG funded projects to leverage another approximately \$ 8,457,362 in other funding resources.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services - Safety Net	2020	2024	Non-Housing Community Development	Citywide	Strong Public Services	CDBG: \$54,322	Public service activities other than Low/Moderate Income Housing Benefit: 77 Persons Assisted
2	Food Access	2020	2024	Non-Housing Community Development	Citywide	Strong Public Services	CDBG: \$27,655	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
3	Mental Health Services	2020	2024	Non-Housing Community Development	Citywide	Strong Public Services	CDBG: \$67,755	Public service activities other than Low/Moderate Income Housing Benefit: 55 Persons Assisted
4	Overnight Shelter	2020	2024	Homeless	Citywide	Address Homelessness	CDBG: \$1,185	Public service activities other than Low/Moderate Income Housing Benefit: 85 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development Support	2020	2024	Non-Housing Community Development	Citywide	Economic Development/Microenterprise Assistance	CDBG: \$135,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
6	Substantial Renovation	2020	2024	Affordable Housing	Citywide	Promote Affordable Housing	CDBG: \$282,743	Other: 3 Other
7	Public Improvement	2020	2024	Non-Housing Community Development	Citywide	Non-Housing Public Improvements	CDBG: \$288,020	Other: 1 Other
8	Administration	2020	2024	Non-Housing Community Development	Citywide	Administration and Fair Housing	CDBG: \$231,000	Other: 0 Other
9	Fair Housing	2020	2024	Non-Housing Community Development	Citywide	Administration and Fair Housing	CDBG: \$24,978	Other: 0 Other

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services - Safety Net
	Goal Description	Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”

2	Goal Name	Food Access
	Goal Description	Improve access to food and reduce food insecurity.
3	Goal Name	Mental Health Services
	Goal Description	Support services that provide mental health care or support services for those residents experiencing mental health challenges.
4	Goal Name	Overnight Shelter
	Goal Description	Fund and support overnight shelter, crisis housing and public services for homeless families and individuals.
5	Goal Name	Economic Development Support
	Goal Description	Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
6	Goal Name	Substantial Renovation
	Goal Description	Offer financing for residential rehabilitation projects.
7	Goal Name	Public Improvement
	Goal Description	Support the development of infrastructure for homeless individuals who utilize RV's or other vehicles as shelter.
8	Goal Name	Administration
	Goal Description	Improve the administration of funding and coordination among project providers.

9	Goal Name	Fair Housing
	Goal Description	Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following allocation priorities were determined to address the needs of our underserved Alamedans.

#	Projects By Category
1	Mental Health Services
2	Emergency Food Distribution
3	Overnight Shelter
4	Public Services – Safety Net
5	Community Based Development Corporation
6	Public Facilities and Infrastructure
7	Residential Rehabilitation and Program Delivery
8	Administration and Planning
9	Fair Housing

Table 8 – Project Information

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

In May 2023, the Social Service Human Relations Board (SSHRB) concluded its Community Needs Assessment and presented their findings to Council. The findings were used to inform the City Council of Alameda residents’ needs, assist community-based organizations in documenting community needs in their funding applications, and give granting agencies important information to guide their giving programs. The Community Needs Assessment confirmed the needs and services identified by SSHRB during the Action Plan preparation process. Stakeholders consistently identified having limited funds available, especially flexible funds, as a common recurring obstacle to addressing underserved needs.

Recognizing that the priorities have remain unchanged, but the need for public services funding continues grow beyond what is available from CDBG, SSHRB recommended that the City use its Permanent Local Housing Allocation to supplement funding for the Midway Shelter.

AP-38 Project Summary

Project Summary Information

1	Project Name	Mental Health Services
	Target Area	Citywide
	Goals Supported	Mental Health Services
	Needs Addressed	Strong Public Services
	Funding	CDBG: \$67,755
	Description	The City of Alameda will fund mental health services for low- to moderate-income households/clients throughout the City of Alameda. Additional mental health services might be in greater need due to the lingering impacts of the COVID-19 Pandemic. The Project is eligible under 570.201(e) of the CDBG regulations.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 55 people.
	Location Description	2325 Clement Ave, Alameda, CA 94501 Services will be provided to low- to moderate-income residents throughout the City of Alameda.
Planned Activities	Planned activities may include mental health services and other eligible activities. The project is eligible under 24 CFR 570.201(a)(2) of the CDBG regulations.	
2	Project Name	Emergency Food Distribution
	Target Area	Citywide
	Goals Supported	Food Access
	Needs Addressed	Strong Public Services
	Funding	CDBG: \$27,655

	Description	A minimum of 3,000 Alameda households who might use the Food Bank will be reached through active outreach efforts to publicize the food banks services for the purpose of enhancing the living environment of Alameda. Services will be provide to low- to moderate-income residents throughout the City of Alameda.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist approximately 3,000 persons.
	Location Description	650 West Ranger Avenue, Alameda, CA 94501 (Citywide) Services will be provided to low to moderate income residents throughout the City of Alameda.
	Planned Activities	Planned activities may include food access and other eligible activities for low- to moderate-income residents. The project is eligible under 570.201(e) of the CDBG regulations.
3	Project Name	Overnight Shelter
	Target Area	Citywide
	Goals Supported	Overnight Shelter
	Needs Addressed	Address Homelessness
	Funding	CDBG: \$1,185
	Description	85 homeless persons have new access to emergency shelter, food and support services for the purpose of enhancing their living environment through the continuous operation of a 24-hour a day, service-enriched homeless shelter for women and children at the Midway Shelter.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist approximately 85 homeless persons.
	Location Description	DV Shelter Undisclosed location Services will be provided to low- to moderate-income residents from the City of Alameda.

	Planned Activities	Planned activities may include emergency shelter, food, support services and other eligible activities. This project is eligible under 24 57.201(e) the CDBG regulations.
4	Project Name	Public Services
	Target Area	Citywide
	Goals Supported	Public Services – Safety Net
	Needs Addressed	Strong Public Services
	Funding	CDBG: \$54,322
	Description	Legal advice, counseling, representation, and other legal services for low- to moderate-income residents.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist approximately 422 persons.
	Location Description	Citywide Services will be provided to low- to moderate-income residents from the City of Alameda.
	Planned Activities	Planned activities may include legal advice, counseling, representation, legal services and other eligible activities. This project is eligible under 24 57.201(e). the CDBG regulations.
5	Project Name	Community Based Development Corporation
	Target Area	Citywide
	Goals Supported	Economic Development Support
	Needs Addressed	Economic Development/Microenterprise Assistance
	Funding	CDBG: \$135,000
	Description	Job training and employment placement activities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	20 low- to moderate-income households.

	Location Description	2550 Monarch Street, Alameda, CA 94501 Services will be provided to low- to moderate-income residents from the City of Alameda.
	Planned Activities	Planned activities may include job training, employment placement activities, and other eligible activities. This project is eligible under 24 CFR 57.204 the CDBG regulations.
6	Project Name	Public Facilities and Infrastructure
	Target Area	Citywide
	Goals Supported	Public Improvement
	Needs Addressed	Non-Housing Public Improvements
	Funding	CDBG: \$288,020
	Description	The City of Alameda will improve and expand access to public infrastructure through development activities for low to moderate income individuals and households.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	2 Projects
	Location Description	Citywide Services will be provided to low- to moderate-income residents throughout the City of Alameda.
	Planned Activities	Planned activities may include infrastructure improvements at pre-established facilities, project-related costs for repairs and renovations. This project is eligible under 24 CFR 570.201(c) and other eligible activities in the CDBG regulations.
7	Project Name	Residential Rehabilitation and Program Delivery
	Target Area	Citywide
	Goals Supported	Substantial Renovation
	Needs Addressed	Promote Affordable Housing

	Funding	CDBG: \$282,743
	Description	Financial and technical assistance to restore and/or create affordable rental units in existing vacant or underutilized structures and other residential rehabilitation projects.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1 Project
	Location Description	Citywide Services will be provided to low- to moderate-income residents throughout the City of Alameda.
	Planned Activities	Planned activities may include financial and technical assistance to restore and/or create affordable rental units in existing vacant or underutilized structures and other residential rehabilitation projects. This project is eligible under 24 570.202 (a)(2), 570.208 (a)(3) and other eligible activities in the CDBG regulations.
8	Project Name	Administration and Planning
	Target Area	Citywide
	Goals Supported	Administration
	Needs Addressed	Administration and Fair Housing
	Funding	CDBG: \$231,000
	Description	General Administration.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Citywide program delivery.

	Location Description	Citywide Services will be provided to low- to moderate-income residents throughout the City of Alameda.
	Planned Activities	The City of Alameda is committed to using CBDG entitlement funding for administration to help continue growing a community development program that is efficient, effective, and resourceful. Planned activities may include but are not limited to: general management, oversight, coordination, program planning, public information, monitoring program activities, preparing reports, budgets and schedules and indirect costs. This project is eligible under 24 CFR 570.206 and other eligible activities.
9	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	Fair Housing
	Needs Addressed	Administration and Fair Housing
	Funding	CDBG: \$24,978
	Description	Fair housing and tenant/landlord counseling services.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist approximately 125 persons.
	Location Description	Citywide Services will be provided to low- to moderate-income residents throughout the City of Alameda.
	Planned Activities	Planned activities may include fair housing and tenant/landlord counseling services. This project is eligible under 24 570.201(e) and other eligible activities the CDBG regulations.

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

Projects for FY 2024 will be available to low- and moderate-income residents **throughout the city**. A few projects are site specific for improvements and additions to homeless shelters or rental rehabilitation projects. These projects will benefit low- and moderate-income persons.

Geographic distribution will be 100% citywide in FY24.

Geographic Distribution

Target Area	Percentage of Funds
City of Alameda	100

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All activities discussed in this Action Plan are intended for, and open to, income-eligible households and persons within the City of Alameda. Because of the compact geography, programs are implemented on a community-wide basis unless otherwise indicated, with participants' eligibility determined based on the household's income. According to the 2017-2021 American Community Survey, 6.8 percent of Alameda residents are living below the poverty line. Both the statistics for the area and stakeholder comments direct the City of Alameda fund project that will directly impact those with the most need.

The projects in PY 2024 do not emphasize any one geographic area of Alameda. The City does not have a singular concentration of low—to moderate-income residents. Funds are generally dispersed out geographically to have the most significant impact.

While some projects may focus on a low- to moderate-income area (LMA), they are not part of a greater neighborhood reinvestment or a designated neighborhood Revitalization Strategy Area (NRSA).

Discussion

Most of the programs the City of Alameda funds with its annual allocation directly benefit low or moderate-income individuals or households. Through programs like the Alameda Food Bank, Building Futures with Women and Children, Midway Shelter/Homeless Prevention Program, and the Alameda Point Collaborative, the City will improve the physical environment and focus resources on the safety net and empowerment services needed by the area's residents.

At the same time, there are many low-income or disabled homeowners and renters who live in other

Alameda neighborhoods, and assistance will be provided to qualified households through substantial residential rehabilitation, homeownership, and public service programs.

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

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

Introduction

The area continues to grow with households attracted to the historic downtown area and homes with Victorian charm. This demand for housing along with limited space has made the increases in property values grow exponentially. According to Zillow, the median value of a home in Alameda is \$1,250,247 as of March 31, 2024. With the high rent and purchase costs in Alameda, few affordable opportunities exist for residents of Alameda.

HUD defines affordable housing as a household paying equal to or less than 30 percent of its gross monthly income towards housing costs. If the household pays more than 30 percent, it is considered cost burden. If the household pays more than 50 percent of its gross monthly income, it is considered to have a severe cost burden.

With the high rent and purchase costs in Alameda, few affordable opportunities exist for residents of Alameda. Those who work in Alameda may have to choose other places to live and commute into the City for their employment. Initiatives funded by the City of Alameda strive to develop a place for all residents to live, work and play.

Housing costs for 44% of households in Alameda County are above recognized affordability thresholds. Housing expenditures that exceed 30% of income have historically been viewed as an indicator of an affordability problem (i.e., housing cost burden). According to the 2023 Alameda Rent Program Annual Report, 44% of households spent more than 30% of their income on rent. Additionally, the median household income for renter occupied units was slated at \$95,972. As such, housing cost burdens are an issue that disproportionately impact low- and middle- income families.

High housing cost burdens fall most heavily on lower- income households. The Bay Area Housing Finance Authority (BAHFA) Business Plan 2024 indicates that low-income communities as well as Black, Indigenous and other People of Color (BIPOC), immigrants, people with disabilities, and other members of protected classes are underhoused or unhoused at persistently higher demographic proportions. BIPOC residents own their homes at a rate of 49%, compared to 63% of white residents .1 25% of BIPOC renters experience extreme rent burden compared to 20% of white renters,² with Black renters experiencing the most burden. Despite making up less than 7% of the region's population, Black residents comprise nearly 30% of people experiencing homelessness. "Bay Area Homelessness - New Urgency, New Solutions. Bay Area Council Economic Institute,"

June 2021.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To address affordability challenges, the City of Alameda will support home ownership opportunities for residents through first-time homebuyer assistance and developing a program to assist lower-income residents with locating affordable housing opportunities. The City complies with SB 330 (Gov. Code Section 65589.5), relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report, or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.

In the 2023-31 Housing Element, Program 4 requires the City of Alameda to amend Municipal Codes in zoning districts and rezone five parcels to remove barriers to housing construction and support construction of at least 995 units. To encourage adaptation and preservation of existing historic homes and facilitate smaller, more affordable housing opportunities, the City's Zoning Code amendments exempt proposals to increase units within existing homes from zoning residential density limitations. To encourage and facilitate smaller, more affordable housing opportunities, the City's Zoning Code amendments exempt proposals to construct new housing within ¼ mile of transit from residential density limitations and reduce open space requirements in all R-Districts, thus facilitating the addition of housing units in rear yards.

To help community's overcome barriers to affordable housing development, and also maximize the impact in the community, Alameda will strive to increase affordable housing opportunities with the following projects:

- Substantial Rehabilitation Program - this program provides financial and technical assistance to restore and/or create affordable rental units in existing vacant and underutilized structures.
- Residential Rehabilitation Program – a program that creates single and multifamily unit residential rehabilitation, including, but not limited to financial assistance to assist low-income seniors and persons with disabilities to maintain residential and accessibility.

In addition to the programs listed above, there are several developments (market rate and affordable) planned for Alameda Point and the surrounding area as this was a former Naval base and currently represents the largest area of contiguous land available for development in all of

Alameda. Below is a summary of proposed housing developments and the lead entity:

Site and Affordable Housing Developer (lead entity)

RESHAP	MidPen Housing Corporation
North Housing	Housing Authority of the City of Alameda
Alameda North	Habitat for Humanity
Alameda Point Block 10B	Eden Housing

RESHAP will be built to satisfy the inclusionary housing requirements of the West Midway Project. North Housing will be immediately adjacent to Alameda Landing, a development of recently constructed market rate residential units and commercial shopping center. Habitat for Humanity plans to construct up to 80 units that will be sold to very low- and low-income homeowners. The Alameda North parcel will be adjacent to the Alameda Landing and North Housing developments. Eden Housing, the nonprofit, affordable developer that built Corsair Flats and The Starling has been selected to build ninety-one (91) affordable housing units for very low- and low-income households at Alameda Point Block 10B.

Discussion

Traditional redevelopment has been led by small non-profit community development organizations at the grass roots level. Smaller organizations are unable to build large-scale projects. They are also unable to be holistic in nature, which limits their ability to impact on the target population. Some ideas to overcome these barriers are:

- Attract for-profit developers to partner with non-profit housing and/or service agencies to develop affordable housing development for extremely low-income families; connecting services and rental assistance with new developments.
- Build projects without long-term debt to help fund operations and maintenance of property
- Advocate for public and private transportation options for low income families living outside of walking distance of amenities needed for daily living, such as grocery stores, health care and employment options
- Through inclusive zoning, the City requires at least 15 percent of all new housing constructed shall be affordable to very low-, low- and

moderate-income households.

- Enlist all levels of local and county government to be “cheerleaders” for affordable housing.

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

Introduction

In the City of Alameda and Alameda County, there are a variety of obstacles to meeting underserved housing needs. Obstacles to affordable and adequate housing include the Bay Area's ever-increasing housing costs caused by an aging housing stock, high demand and a limited supply of land resources and funds.

Actions planned to address obstacles to meeting underserved needs

Additional challenges exist because of the City's growing limited-English-speaking population. Based on the 2011-2015 American Community Survey Five-Year Estimates for the City Alameda, 33.7 percent of Alameda's population speaks one of 37 languages other than English at home. The US Census Quick Facts 2022, reports that 37% of Alameda residents speak a language other than English at home.

The City has analyzed the language needs of the community and is working to improve language access to Arabic, Chinese, Korean, Spanish, Tagalog, and Vietnamese speaking populations. Language needs are continually being addressed in partnership with nonprofit organizations providing social services. Public outreach and announcements regarding the 2024 Action Plan have been translated to these languages to include the population that does not speak English.

Actions planned to foster and maintain affordable housing

As housing becomes less affordable and the demand outpaces supply, it is becoming harder for residents to afford housing, especially for low-income families and individuals. The City has several programs to increase the supply of affordable housing by providing assistance with acquisition, rehabilitation, and construction; providing technical assistance, streamlining development applications, and other incentives; and working with affordable housing providers to preserve units. The sites where there is an existing need for an increased supply of affordable housing for lower-income residents is Alameda Point, Webster District and near the Alameda Landing Shopping Center.

The City of Alameda has an affordable housing pipeline of approximately 1,309 new affordable units to be constructed by 2030, pending funding. In January, the Housing Authority and its affiliate closed financing on Estuary I (aka North Housing Permanent Supportive Housing I), which will provide 44 units of affordable housing plus one manager's unit.

Actions planned to reduce lead-based paint hazards

The City participates in the Alameda County Service Area for Lead Abatement (CSALA), which funds the Alameda County Lead Poisoning Prevention Program (LPPP). Through the LPPP, renters and

homeowners receive information about lead hazards in their homes.

The City of Alameda will use CDBG funds to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. Housing renovation funded with HOME funds will also be required to follow the same regulatory requirements. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). In implementing rehabilitation programs, the City notifies tenants of lead-based paint hazards; refers owners to an environmental testing firm for risk assessments; initiates lead hazard controls and/or abatement protocols in conformance with the HUD Guidelines; and obtains final clearance testing.

When conducting Section 8 Housing Choice Voucher program inspections, the Housing Authority inspectors are trained to look for chipped or peeling paint that may indicate the presence of old lead paint and if so, lead-safe remediation of the hazard and clearance testing are required and performed by outside contractors.

Actions planned to reduce the number of poverty-level families

The California Government Code Section 65583 (10)(A)(ii) requires the City of Alameda to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. The City of Alameda will continue to strive to reduce the number of poverty-stricken families.

In the 2023-2031 Housing Element, one objective is to assist 200 extremely low-income households to reduce displacement risk, target outreach efforts in areas and neighborhoods with higher rates of poverty. Also, the City of Alameda has encouraged the development of 500 units affordable to extremely low-income households, with approximately 25 percent of these units in higher resource areas to promote housing mobility and 25 percent in low resource areas to reduce displacement risk.

Actions planned to develop institutional structure

The City is fortunate to have a strong tradition of community collaboration, which strengthens the service delivery capacity within the City and ensures that linkages between residents, public agencies, and service providers are both comprehensive and coordinated. The following are a few examples of public and private partnerships working to help the most vulnerable neighbors in the community and promotion/preservation of affordable housing.

Rent Program- The Alameda City Council adopted the Rent Review, Rent Stabilization and Limitations on Evictions Ordinance 3148 on March 1, 2016. The ordinance applies to approximately 15,000 residential rental units. The policy protects tenants from certain evictions and requires a relocation assistance payment when a tenancy is terminated due to circumstances that are not the fault of the tenant. In September 2019, City Council adopted Ordinance 3250, which has administrative requirements for

annual rent increases.

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

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

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

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

In preparing its FY 2024 Action Plan, the City consulted with community-based service providers,

residents, and City departments and Boards and Commissions, the Social Services and Human relations board, to obtain feedback regarding priority needs and objectives and developed projects and activities to further these objectives.

There is a strong communication network among Alameda County jurisdictions, Alameda service providers, community groups, and citizens and this provides a broad knowledge base of housing and social service needs within Alameda. For example, data gathered from community groups and citizens, such as the Alameda Services Collaborative and the Alameda Collaborative for Children, Youth and Their Families, provide comprehensive information about housing, homeless, and social service needs within Alameda. Organizations serving the homeless, including Alameda County, and local homeless service providers, advise on the needs of the homeless.

As a recipient of HUD funds, the City of Alameda certifies it will affirmatively further fair housing choice by conducting an analysis of impediments to fair housing choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis and actions taken in this regard. The County of Alameda, as the lead agency, has formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing.

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

- Lack of local private fair housing outreach and enforcement.
- Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement;
- Lack of resources for fair housing agencies and organizations; lending discrimination
- Access to publicly supported housing for persons with disabilities; lack of affordable, integrated housing for individuals who need supportive services;
- Displacement of residents due to economic pressures; source of income discrimination; lack of local private fair housing outreach and enforcement; lack of local fair housing enforcement; lack of local public (local, state, federal) fair housing enforcement;
- Displacement of residents due to economic pressures;
- Lack of affordable housing;
- Land use and zoning laws; high cost of developing affordable housing;
- Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services
- Source of income discrimination; community opposition; lack of affordable housing for individuals who need supportive services; limited supply of affordable housing in areas with access to opportunity:
- Lack of private investments in specific neighborhoods; lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with

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

Discussion

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

- Allocate CDBG funds annually over the next five-year AI period to fund a fair housing service provider with the expectation that the provider will market its services through some combination of the distribution of flyers, pamphlets, website postings, and other marketing activities as approved by the City of Alameda.
- Develop a registry of rental property owners and raise awareness of the City's Rent Program among new and existing rental property owners.
- Incorporate these goals into the 2020-2025 Consolidated Plan.
- Continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
- Create a prosecution division within the City Attorney's Office to enforce the city ordinance regarding source of income protections and other fair housing violations. Maintain data on education activities.
- Continue to offer the Residential Rehabilitation program and allocate CDBG funds as they are available.
- Continue to offer the Housing Safety program and allocate CDBG funds as they are available.
- Facilitate the development of vacant land and the redevelopment of existing structures to provide more affordable housing serving specialized populations.
- Continue to implement the City's Inclusionary Housing Requirements and to participate in the County's Down Payment Assistance Programs and Mortgage Credit Certificate as funds are available.
- Continue to fund economic development, including on-the-job training programs, with CDBG funds as funds are available.
- Implement the HEAP-funded programs (including safe parking, winter warming shelter, day center, etc.) over the next 24 months to provide emergency assistance to homeless individuals and families. Continue to fund mobile outreach, case management services and the Midway Shelter.
- Continue to provide materials in multiple languages.
- Continue to fund economic development activities, including on-the-job training, at Alameda Point and any other areas identified to contain Racial/Ethnic Concentrations Areas of Poverty

(R/ECAPs).

Program Specific Requirements

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

Introduction

This Action Plan covers the period from July 1, 2024, through June 30, 2024 (FY 2024). The City of Alameda expects to receive an allocation of \$1,112,658 in FY 2024-25 CDBG entitlement funds for the City of Alameda. Other CDBG funds noted in the Plan for FY 23 include an estimated \$60,000 in program income from loan repayments.

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	0
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:	0

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%

Discussion

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

- Allocate CDBG funds annually over the next five-year AI period to fund a fair housing service provider with the expectation that the provider will market its services through some combination of the distribution of flyers, pamphlets, website postings, and other marketing activities as approved by the City of Alameda.
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- Continue to implement the City's Inclusionary Housing Requirements and to participate in the County's Down Payment Assistance Programs and Mortgage Credit Certificate as funds are available.
- Continue to fund economic development, including on-the-job training programs, with CDBG funds as funds are available.
- Implement the HEAP-funded programs (including safe parking, winter warming shelter, day center, etc.) over the next 24 months to provide emergency assistance to homeless individuals and families. Continue to fund mobile outreach, case management services and the Midway Shelter.
- Continue to provide materials in multiple languages.

Continue to fund economic development activities, including on-the-job training, at Alameda Point and any other areas identified to contain Racial/Ethnic Concentrations Areas of Poverty (R/ECA)