



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Agenda Item No. _____ May 3, 2011

Chris Bazar
Agency Director

April 19, 2011



Linda M. Gardner
Housing Director

The Honorable Board of Supervisors
Alameda County Administration Building
Oakland, CA 94612

Dear Board Members:

SUBJECT: APPROVE AND ADOPT FY2011 ACTION PLAN FOR BOTH THE ALAMEDA COUNTY HOME CONSORTIUM AND THE ALAMEDA COUNTY URBAN COUNTY JURISDICTIONS

RECOMMENDATION:

Authorize and approve a Resolution adopting the FY 2011 Action Plan for both the Alameda County HOME Consortium and the Alameda County "Urban County".

DISCUSSION/SUMMARY:

The Community Development Agency's Housing and Community Development Department (HCD) is the lead agency in two collaborations covered in the Consolidated Plan: the *Alameda County HOME Consortium*, which includes the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County; and the *Urban County*, a HUD-designation for the Community Development Block Grant program, which includes the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the Unincorporated County.

The Consolidated Plan is a planning document built on public participation and intergovernmental consultation. In addition, the annual Action Plan combines the application and reporting requirements for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Shelter Grant (ESG) Programs, as well as being required by U. S Department of Housing and Urban Development (HUD) for any competitive funding in the jurisdictions.

In May 2010, your Board adopted a five-year Consolidated Plan (FY10-FY14). In addition, annually, the Consortium is required to adopt an Action Plan, which highlights that year's activities to accomplish the goals outlined in the Consolidated Plan. For each of the Consortium's participating jurisdictions, the Action Plan outlines the use of HOME funds in the Consortium and the use of non-HOME funds (e.g., CDBG, ESG, HOPWA). The draft FY2011 Action Plan has been completed.

The FY2011 Action Plan outlines actions that will be undertaken to achieve this year's priorities, objectives, and accomplishments around affordable housing, homelessness, supportive housing and non-housing community development programs. In developing the

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Action Plan, the Consortium has solicited input from interested agencies, organizations, and the public. A pre-draft public hearing was held on January 11, 2011 in preparation for the draft Action Plan. An additional public hearing will be held on April 21, 2011 during the required public comment period. The 30-day public comment period will end on May 3, 2011. No comments have been received on the draft Action Plan as of the date of this letter. If any comments are received by the deadline, they will be forwarded to your Board. The Action Plan must be submitted to HUD by May 13, 2011, and is being submitted for your Board's approval.

Once the Action Plan is submitted to HUD, HUD staff reviews it. After approval by HUD, the grant award agreement will be sent in August 2011 for HOME, CDBG and ESG funding. The Federal Government has not yet adopted the FY11 HUD budget, and therefore, it is uncertain what the exact amount of funding for the HUD grants will be. For the purposes of the draft Action Plan, the HOME Consortium and the Urban County projected level funding with FY10 allocations: \$4,356,431 in FY11 HOME funding; \$2,115,396 in FY11 CDBG funds, and \$85,967 in FY11 ESG Program.

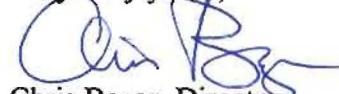
The CDBG Urban County has functioned since 1975 to benefit low-income people by financing community improvements in low-income areas and funding community services. CDBG has financed a wide variety of activities, including community and senior centers; street, sewer, sidewalk improvements; homeowner and rental housing rehabilitation; and fair housing and other services such as meals on wheels, childcare provider training, and homeless shelters.

The Alameda County HOME Consortium is now in its nineteenth year as a HOME entitlement jurisdiction. HCD and the Consortium have been very successful in utilizing previous years' allocations. The funds have helped create more than 1,800 units of affordable housing, including a substantial number of units that are service-enriched for various special needs groups. The Consortium also provides a forum to address housing issues on a regional level, and promotes inter-jurisdictional cooperation.

FINANCING:

Upon approval of the Action Plan, HUD will execute grant agreements for the HOME, CDBG and ESG funds. Subsequent execution of subrecipient agreements with participating cities will allow jurisdictions within the HOME Consortium and Urban County to receive federal housing and community development funds. All program costs inclusive of administration are recovered from the HOME, CDBG and ESG grants. There is no Net County Cost as a result of this action.

Very truly yours,



Chris Bazar, Director
Community Development Agency

cc: Susan Muranishi, County Administrator
Patrick O'Connell, Auditor-Controller
County Counsel
Louie Martirez, County Administrator's Office
Andrea Weddle, Office of the County Counsel
U.B. Singh, CDA Finance Director

THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA

RESOLUTION NUMBER.....

A RESOLUTION ADOPTING THE FY2011 ACTION PLAN FOR THE ALAMEDA COUNTY HOME CONSORTIUM, CONSISTING OF THE ALAMEDA COUNTY URBAN COUNTY AND THE CITIES OF ALAMEDA, FREMONT, HAYWARD, LIVERMORE, PLEASANTON, SAN LEANDRO, AND UNION CITY, TO FULFILL THE REQUIREMENTS OF THE NATIONAL AFFORDABLE HOUSING ACT OF 1990.

WHEREAS, the Congress of the United States has enacted the Cranston-Gonzalez National Affordable Housing Act of 1990 and Federal regulations have been adopted pursuant thereto, hereinafter called the "Act"; and

WHEREAS, Title II of the Act creates the Home Investment Partnership Program, hereinafter called "HOME", that provides funds to states and local governments for acquisition, rehabilitation, new construction of affordable housing and tenant-based rental assistance; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires that local governments prepare a five-year Consolidated Plan with annual updates to consolidate the planning and application aspects of four federal funding sources: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Shelter Grant (ESG); and

WHEREAS, the Alameda County HOME Consortium completed the FY2011 Action Plan to direct local housing and community development strategies and to be eligible for HOME, CDBG, HOPWA, and ESG funds;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Alameda County:

- (1) The Action Plan for Fiscal Year 2011 of the Alameda County HOME Consortium, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted.
- (2) This resolution shall take effect immediately upon approval.

regular meeting of the said Board on the 3rd day of May, 2011 by the following vote of the said Board:

Ayes:

Noes:

Absent:


Abstain:

President, Board of Supervisors

ATTEST:
Crystal K. Hishida-Graff, Clerk
Board of Supervisors

By: _____
Deputy

Approved as to Form:
County Counsel

By: 
Andrea L. Weddle
Sr. Deputy County Counsel

*Alameda County HOME Consortium
Executive Summary*

Identification of the Needs to Be Addressed

Alameda County Housing and Community Development Department (HCD) 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. The HOME Consortium (referred to as the Consortium in this document) has adopted a five-year consolidated planning cycle starting July 1, 2010 through June 30, 2015 and has produced this Action Plan for the second year of that cycle (July 1, 2011 – June 30, 2012) (FY11).

This Action Plan has been prepared for all jurisdictions in the Consortium. Alameda County's Housing and Community Development Department (HCD) coordinated the process with the assistance of community development and planning staff from each of the Consortium's jurisdictions.

The HOME Program provides flexible funding to states and local governments for affordable housing programs for low income households. HOME funds can be used to acquire, rehabilitate, finance, and construct affordable rental or ownership housing, provide tenant-based rental assistance, or provide operating expenses of community housing development organizations. HOME-assisted housing must be permanent or transitional.

The HOME Consortium receives an annual allocation of HOME funds which is divided among the eight CDBG-entitlement jurisdictions (Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City, and the Urban County). In addition, as mandated by HUD, 15% of the annual allocation is set aside for Community Housing Development Organizations (CHDOs). CHDOs are locally based nonprofit organizations which provide housing that is affordable to lower income persons. CHDO projects can be developed, rehabilitated or managed. CHDOs must maintain at least one-third of their governing board's memberships from residents of low income neighborhoods, low income residents, or elected representatives of low income neighborhood organizations. Alameda County HCD administers Urban County and CHDO projects, while the remaining Consortium jurisdictions administer their allocations with monitoring oversight by Alameda County HCD.

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

The FY11 HOME 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 Lead Poisoning Prevention Program provided valuable information on the number of households at risk of lead poisoning, and the programs currently operating or planned to mitigate lead-based paint hazards. The three public housing authorities operating in the HOME Consortium (City of Alameda, City of Livermore, and Alameda County (including the City of Dublin)) were consulted to obtain current data on Public Housing and Section 8 housing needs, public housing improvements, and other activities.

The HOME Consortium's Five-Year Strategic plans, contained in the *FY10-14 Consolidated Plan for the Alameda County HOME Consortium*, set forth priorities for addressing the HOME Consortium's housing needs. The FY11 HOME Consortium Action Plan describes projects, activities, programs, performance measures and other efforts to address these needs, using available resources from the federal, state, and local levels. The HOME Consortium Action Plan contains the following priorities:

- 1) Increase the availability of affordable rental housing for extremely low income (30%), very low income (50%) and low income (80%) households.
- 2) Preserve existing affordable rental housing and ownership for households at or below 80% of Area Median Income (AMI).
- 3) Assist low and moderate income first-time homebuyers.
- 4) Reduce housing discrimination.
- 5) Maintain, improve and expand (as needed) the capacity of housing, shelter and services for homeless individuals and families including integrated healthcare, employment services and other supportive services.
- 6) Maintain and expand activities designed to prevent those currently housed from becoming homeless.
- 7) Build on inter-jurisdictional cooperation to achieve housing and homeless needs.
- 8) Increase the availability of service-enriched housing for persons with special needs.

Please see each individual jurisdiction's Action Plan for a more detailed description of activities taking place under these objectives in FY11 along with identified performance measures for those activities.

Strategies and Proposed Accomplishments

To address the need for affordable rental housing, the HOME Consortium will utilize all available resources from the federal, state and local levels to support the new construction and rehabilitation of affordable rental housing, including HOME, Community Development Block Grant (CDBG), Low Income Housing Tax Credits, mortgage revenue bond proceeds, State Mental Health Services Act (MHSA) funds, redevelopment tax-increment housing set-aside funds, developer in-lieu fees, lead abatement funds, and private financing.

All HOME Consortium jurisdictions annually support local fair housing organizations to provide fair housing counseling and other services. The HOME Consortium jurisdictions also participate

in the monitoring of activities contained in the HOME Consortium's *Analysis of Impediments to Fair Housing (AI)*. The update of the AI was completed in January 2010.

Summary of the Action Plan

The FY11 HOME Consortium Action Plan describes available and potentially available federal, state, local and private resources for new construction, rehabilitation, homebuyer assistance, and rental assistance. This year the Alameda County HOME Consortium is projected to receive \$4,356,431 in HOME Investment Partnership Program (HOME) funds.

An evaluation of FY11 activities will be developed for public comment in September 2011. Accomplishments for FY10 activities will be included in the FY10 CAPER to be released for public comment in early September 2011. Please refer to prior year CAPERs for an evaluation of past performance.

For more information about the *FY11 Action Plan for Alameda County HOME Consortium* or Alameda County HCD Programs, contact (510) 670-5404.

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*Alameda County HOME Consortium
Urban County
Executive Summary*

Identification of the Needs to Be Addressed

The Urban County is an entitlement jurisdiction within the Alameda County HOME Consortium. The Urban County contains the cities of Albany, Dublin, Emeryville, Newark and Piedmont, as well as the unincorporated areas of Alameda County. Alameda County Housing and Community Development Department (HCD), of the Alameda County Community Development Agency is the lead agency for the Urban County.

The Urban County Five-Year Strategic plan, contained in the *FY10-14 Consolidated Plan for the Alameda County HOME Consortium*, set forth priorities for addressing the Urban County's housing and community development needs. The Consolidated Plan covers the period July 1, 2010 through June 30, 2015. The Urban County is entering the second fiscal year of the Consolidated Plan, covering the period of July 1, 2011 through June 30, 2012 (FY11). The FY11 Urban County Action Plan describes projects, activities, programs, performance measures and other efforts to address these needs, using available resources from the federal, state, and local levels. The Alameda County Strategic Plan contains the following priorities:

- 1) Increase the availability of affordable rental housing for extremely low income (30%), very low income (50%) and low income (80%) households.
- 2) Preserve existing affordable rental housing and ownership for households at or below 80% of Area Median Income (AMI).
- 3) Assist low and moderate income first-time homebuyers.
- 4) Reduce housing discrimination.
- 5) Maintain, improve and expand (as needed) the capacity of housing, shelter and services for homeless individuals and families including integrated healthcare, employment services and other supportive services.
- 6) Maintain and expand activities designed to prevent those currently housed from becoming homeless.
- 7) Build on inter-jurisdictional cooperation to achieve housing and homeless needs.
- 8) Increase the availability of service-enriched housing for persons with special needs.

In addition, the Urban County Strategic Plan describes priority community development needs which were identified through a community and agency input process. The identified needs include the development of senior facilities and services, park and recreation facilities, neighborhood facilities, childcare facilities and services, and public infrastructure improvements; efforts to enhance crime awareness, improve accessibility and economic development.

Please see the Summary of Objectives chart on pages 11-15 of the Urban County Action Plan for a more detailed description of activities taking places under these objectives in FY11 along with identified performance measures for those activities.

Strategies and Proposed Accomplishments

To address the need for affordable rental housing, the Urban County will utilize all available resources from the federal, state and local levels to support the new construction and rehabilitation of affordable rental housing, including HOME, Community Development Block Grant (CDBG), Low Income Housing Tax Credits, mortgage revenue bond proceeds, State Mental Health Services Act (MHSA) funds, redevelopment tax-increment housing set-aside funds, developer in-lieu fees, lead abatement funds, other federal, state and local sources and private financing.

The Urban County will also utilize entitlement grants distributed through ARRA (The American Recovery and Reinvestment Act of 2009) including CDBG-R, Neighborhood Stabilization Program, and Homeless Prevention and Rapid Rehousing Program. Additionally, Urban County jurisdictions are looking at partnerships for other funding including Alameda County Community Action Program for weatherization grants and the Housing Authority of Alameda County for public housing capital funds. It is the Urban County's intention to apply for all competitive funds for which it is eligible.

The Urban County will preserve affordable rental and ownership housing through owner-occupied housing rehabilitation, minor home repair, and rental housing rehabilitation programs.

Jurisdictions within the Urban County are providing first-time homebuyer assistance with a number of resources, including local redevelopment agency funding and, state funding from CalHOME and CalHFA's HELP Program. In addition, Alameda County HCD administers the Mortgage Credit Certificate (MCC) Program Countywide.

The Urban County jurisdictions annually support two local fair housing organizations to provide fair housing counseling and other services. The Urban County jurisdictions also participate in the monitoring of activities contained in the HOME Consortium's *Analysis of Impediments to Fair Housing (AI)*. The HOME Consortium completed an update of the AI in January 2010.

In the area of homeless and special needs population assistance, the EveryOne Home Plan to end homelessness is being implemented in the Urban County and broader County with active support and involvement of the jurisdictions.

Alameda County HCD has been successful in obtaining competitive grants through the federal Supportive Housing Program (SHP) which are being used for transitional and permanent housing development and operations, transitional rental assistance, job development and supportive services for families and individuals currently living in shelters or on the streets in Alameda County. Alameda County HCD has also successfully obtained competitive Shelter Plus Care federal grants to provide permanent rental assistance, matched by locally provided outreach and supportive services to chronic and other homeless individuals and families with disabilities county-wide. In addition, HCD administers on behalf of the grantee City of Oakland, the Housing Opportunities for People with AIDS (HOPWA) to provide transitional and permanent affordable housing and rental assistance and services to homeless low-income persons and individuals with HIV/AIDS throughout the County and administers a countywide program of shallow rent subsidies

through a competitively awarded grant from HOPWA's Permanent Supportive Housing Grant program.

In FY11, the Urban County jurisdictions will address some of the community development needs identified in the Strategic Plan through the use of CDBG funds. Among the projects are the removal of architectural barriers to meet ADA compliance in public areas, public infrastructure improvements in target areas, and social service programs for seniors and low income families. CDBG funds will also be used for the housing rehabilitation programs and fair housing counseling.

Summary of the Action Plan

The FY11 Urban County Action Plan describes available and potentially available federal, state, local and private resources for new construction, rehabilitation, homebuyer assistance, rental assistance, homeless assistance and prevention, and community development.

The Action Plan describes the Urban County's plans for the use of the following federal grant funds (estimates):

- Community Development Block Grant (CDBG): **\$2,115,396**
- Emergency Shelter Grant (ESG): **\$85,967**
- HOME Investment Partnership Program (HOME): **\$807,904**

The central part of the Action Plan is the "Summary of Objectives" chart located on pages 11-15 of the Action Plan and the Proposed Projects (located after page 27) that list specific funding recommendations, and describes proposed accomplishments and performance measures, and project locations. The Action Plan also includes a narrative section describing the actions that the Urban County jurisdictions will take to address the removal of barriers to affordable housing, lead-based paint hazard reduction, reduce poverty, enhance institutional structure and public/private coordination, as well as public housing improvements and resident incentives.

An evaluation of FY11 activities will be developed for public comment in September 2011. Accomplishments for FY10 activities will be included in the FY10 CAPER to be released for public comment in early September 2011. Please refer to prior year CAPERs for an evaluation of past performance.

For more information about the *FY11 Action Plan for Alameda County HOME Consortium* or Alameda County HCD Programs, contact (510) 670-5404.

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Alameda County

Mission

To enrich the lives of Alameda County residents through visionary policies and accessible, responsive, and effective services.

Vision

Alameda County is recognized as one of the best counties in which to live, work and do business.

Values

Integrity, honesty and respect fostering mutual trust.

Transparency and accountability achieved through open communications and involvement of diverse community voices.

Fiscal stewardship reflecting the responsible management of resources.

Customer service built on commitment, accessibility and responsiveness.

Excellence in performance based on strong leadership, teamwork and a willingness to take risks.

Diversity recognizing the unique qualities of every individual and his or her perspective.

Environmental stewardship to preserve, protect and restore our natural resources.

Social responsibility promoting self-sufficiency, economic independence and an interdependent system of care and support.

Compassion ensuring all people are treated with respect, dignity and fairness.