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Executive Summary

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

1. Introduction

The City of Union City's Housing and Community Development Division (HCD) under the Economic and Community Development (ECD) Department is the division that prepares the City's Consolidated Plan and Action Plans. Union City is a member of the Alameda County HOME Consortium ("Consortium") and the Alameda County Housing and Community Development (HCD) Department is the HOME Consortium's lead agency. The HOME Consortium consists of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City, and the Urban County, which includes the cities of Albany, Dublin, Emeryville, Newark, Piedmont, and the unincorporated areas of the County.

The Consortium has adopted a five-year consolidated planning cycle starting July 1, 2020 through June 30, 2024. This FY 2023-2024 Action Plan serves as the fourth year of the five-year Consolidated Plan. The Consolidated Plan and Action Plan have been prepared for all jurisdictions in the Consortium. Alameda County HCD coordinated the process with the assistance of community development and planning staff from each of the Consortium's jurisdictions.

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

2. Summarize the objectives and outcomes identified in the Plan

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

The City's and HOME Consortium's Five-Year Strategic Plan has established the following priorities and objectives:

Priority – Housing

1. Increase the availability of affordable rental housing for extremely low income households
Support the acquisition, rehabilitation and new construction of affordable rental units.
2. Preserve existing affordable rental and ownership housing for households at or below 80% of AMI
Provide assistance to low and moderate income homeowners in order to maintain and preserve their

housing stock.

Use all resources available to promote the preservation of existing rental housing stock occupied by low and moderate income households and promote its affordability.

3. Assist low and moderate income first time homebuyers

Provide assistance to, and increase affordability of, homeownership of first time low to moderate income homebuyers.

4. Reduce housing discrimination

Reduce housing discrimination through provision of fair housing and landlord/tenant services.

Priority – Homeless Needs

1. By December 2023, work to end homelessness as a chronic and on-going condition for any household in our community

Objectives:

- Use resources to rapidly re-house households.
- Reduce by 50% the amount of time spent living in places not fit for human habitation and/or transitional housing or shelter before returning to permanent housing.
- Increase the rate at which people exit homelessness to permanent housing to 65%.
- Prevent 10% of people requesting shelter from needing shelter by resolving crisis to enable household to keep permanent housing.
- Utilize resources to acquire single-family homes to provide permanent housing for individuals experiencing homelessness, including people with disabilities, special needs, older adults, young adults/TAY, and single adults.
- Create three Regional Housing Resource Centers.

Priority – Supportive Housing

1. Increase the availability of service-enriched housing for persons with special needs

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

Priority – Community Development

1. Senior facilities and services

Evaluate funding applications for senior services and/or facilities on the basis of low income and moderate income senior needs in the particular jurisdiction and promote provision of these services and/or facilities to the extent feasible.

2. Park and recreations facilities

Support the expansion of existing and/or new development of park and recreation facilities to the extent feasible.

3. Neighborhood facilities

Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible.

4. Childcare facilities and services

Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible.

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1. Increase the availability of affordable rental housing for extremely low-income households

Support the acquisition, rehabilitation and new construction of affordable rental units.

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

Provide assistance to low- and moderate-income homeowners in order to maintain and preserve their housing stock.

Use all resources available to promote the preservation of existing rental housing stock occupied by low and moderate income households and promote its affordability.

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3. Evaluation of past performance

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

During the year, Union City used CDBG funds for various activities that helped to benefit low-moderate income people throughout the City. Some of the activities that were funded were for social service programs like Spectrum Community Services, who runs a Senior Nutrition Program, Abode Services, who received funding for providing shelter and services for homeless residents, Eden Council for Hope and Opportunity (ECHO) that provides residents with fair housing and tenant/landlord counseling programs to help residents stay housed. The City also funded the Community Child Care Council (4Cs) of Alameda County to provide micro-enterprise assistance to in-home childcare providers. CDBG funding was also allocated to the Alameda County Healthy Homes Department to utilize for their Minor Home Repair Grant program that provides repair and rehabilitation grants to low-income homeowners. The use of CDBG funds and funding leveraged from the City's General Fund help to fund services providers for the program year.

The City also completed its capital improvements project at Old Alvarado/Cesar Chavez park. The City conducted ADA improvements to the park that included rehabilitating the picnic area, installing ADA compliant outdoor furniture, resurfacing pathways, and rehabilitating the playgrounds throughout the park and also making them ADA accessible. The project will be closed out in the middle of the program year.

Also due to the ongoing COVID-19 pandemic, the City continued to fund various programs to assist residents during the health crisis. Portions of funding received from the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) were allocated to the City's CAREvan program, which provides families and/or individuals who have been displaced and are temporarily homeless/living in their vehicles with a safe place to park overnight. The City also funded an additional round of Residential rental Assistance Program which provided emergency rental assistance payments for residents in order to keep them housed and to prevent homelessness. The City also funded an additional round, via unused CARES Act funding, of the Road to Recovery Small Business Assistance Program which helped to support small businesses who were facing financial hardship due to the economic impacts of the COVID-19 pandemic to help support them with funding for rent and other associated costs with increasing health and safety precautions at the business location.

Accomplishments for FY 2021-2022 activities are discussed in the FY 2021-2022 Consolidated Annual Performance and Evaluation Report (CAPER), which can be found at the following link:
<https://www.unioncity.org/293/Community-Development-Block-Grant-Progra>

The CAPER for FY 2022-2023 will be completed in September 2023.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In order to better leverage and utilize existing funding, the City conducted an updated Public Services Needs Assessment Study ("Study") to replace the study from 2016. The goal of the Study is to give the City a comprehensive and in-depth understanding of the community's need and the tools to make calculated and strategic investments in services and programs that will best meet the community's needs. The components of the Study include a community survey, stakeholder meetings/interviews, demographic review, and recommendations on what needs the City should be focused on for the community. The Study has been used to inform the development of this Action Plan.

The City also took the following actions to solicit further community feedback and input:

- A pre-draft public hearing on the Action Plan was held on January 10, 2023 at the Alameda County HOME Technical Advisory Committee's (HTAC) meeting. HTAC, then held a public hearing on April 20, 2023, Alameda County Housing & Community Development (HCD) staff presented the staff report regarding the Action Plan. The City has included contingency language in the draft Action Plan as at the time of the public comment period HUD has not announced the City's HOME allocation.
- The draft Action Plan is made available for a 30-day public comment period from May 9, 2023 through June 8, 2023. A notice was placed in the Tri-City Voice notifying the public of the 30-day public comment period. The City has included contingency language in the draft Action Plan as at the time of the public comment period HUD has not announced the City's CDBG allocation.

- The City of Union City will hold a public hearing on June 13, 2023 to take comments on and approve the City's Action Plan.

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.

A summary of public comments is included as part of the Public Services Needs Assessment Study. More information regarding the public input process of the Public Services Needs Assessment Study including the community survey results and the stakeholder meeting minutes can be found at the link below.

Public Services Needs Assessment Study: <https://www.unioncity.org/293/Community-Development-Block-Grant-Progra>

There have been no public comments received to date on the CDBG Annual Action plan via email, letter, or during the public hearing. This section will be updated after the public hearing has taken place.

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

All comments and views were accepted.

7. Summary

Please see the discussion above regarding public comments and acceptance of all comments.

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	UNION CITY	
CDBG Administrator	UNION CITY	ECD/HCD
HOPWA Administrator	ALAMEDA COUNTY	HCD
HOME Administrator	ALAMEDA COUNTY	HCD
HOPWA-C Administrator	ALAMEDA COUNTY	HCD

Table 1 – Responsible Agencies

Narrative

Alameda County, specifically the Housing and Community Development Department (HCD), is the lead agency responsible for overseeing the development of the Consolidated Plan and Annual Action Plans for the Alameda County HOME Consortium (“Consortium”). The City of Union City is responsible for developing its component of the Action Plan and administering the specific programs covered by the City’s Consolidated Plan/Action Plan. EveryOne Home is Alameda County’s Continuum of Care Council, which continues to work on addressing homelessness on a county-wide basis. Much of the work of EveryOne Home is discussed in the homeless section and in the annual Continuum of Care funding application.

Housing Opportunities for Persons with AIDS (HOPWA) funds are administered by Alameda County HCD on behalf of the City of Oakland which is the County’s only HOPWA grantee. HOPWA funds are used to support affordable housing development, short term rental assistance, and housing-related services.

Consolidated Plan Public Contact Information

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

1. Introduction

The FY 2020-2024 Consolidated Plan was prepared through consultation with several 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 Consolidated Plan planning process. The Alameda County Healthy Homes Department provided valuable information on the number of households at risk of lead poisoning, and the programs currently operating or planned to mitigate lead-based paint hazards. The three public housing authorities operating in the HOME Consortium (City of Alameda, City of Livermore, and Alameda County) were consulted to obtain current data on Public Housing and Section 8 housing needs, public housing improvements, and other activities. Further, many of the local non-profit organizations also produce reports concerning the needs of the demographic they serve; this information is also utilized in the plan development.

Additionally, the City conducted a Public Services Needs Assessment Study in 2023. The goals of the Study were to 1) form a foundation from which the City can make effective and beneficial decisions regarding the funding, provisions, and operations of local public service providers and 2) provide a priority needs map that can guide the City in future decisions about where to obligate public services funding and efforts. By strategically allocating resources, the City's goals are to not just improve services for those in need but help raise the quality of life for the whole community through a commitment to fiscal responsibility and transparency. The components of the Study include a community survey, stakeholder meetings/interviews, demographic review, and recommendations on what needs the City should be focused on for the community. The Study was finalized in May 2023 and has been used to inform the development of this Action Plan.

Public Services Needs Assessment Study: <https://www.unioncity.org/293/Community-Development-Block-Grant-Progra>

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)).

During this Action Plan period, the City will work on enhancing coordination between public and private service providers. Specific efforts include:

- Participate in the Alameda County HOME Consortium and provide representation on the County's HOME Consortium Technical Advisory Committee;
- Work closely with local jurisdictions in order to assess the viability of combing efforts to apply for the State of California's HOMEKEY program in order to address homelessness in the community.

- Work closely with non-profit social service providers, the County, other entitlement jurisdictions, the New Haven Unified School District, and other community providers to coordinate delivery of services to residents;
- Provide funding and technical assistance to non-profit organizations serving low-income residents;
- Work with EveryOne Home, the County, and service providers to better coordinate homeless services; and
- Work with non-profit organizations and private developers to build and/or maintain affordable housing.

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.

EveryOne Home is a community based organization serving as Alameda County’s Continuum of Care and coordinates local efforts to address homelessness. EveryOne Home representation includes HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, faith-based community representatives, business representatives, and education and health care professionals. EveryOne Home updated its strategic plan to end homelessness in 2018. The updated plan outlines four major strategies:

1. Expand Capacity – increase prevention efforts, street outreach, permanent support housing, and shelter beds;
2. Increase Investment – shift and identify new resources;
3. Build Stronger Partnerships – engage and include those experiencing homelessness in the planning and implementation process; and
4. Align Public Policies – advance policies that help prevent and reduce homelessness.

There are a wide range of efforts being undertaken to meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth.

- **Chronically Homeless** In 2016, Home Stretch, a community partnership led by EveryOne Home and Alameda County Health Care Services Agency, was launched. Home Stretch prioritizes Permanent Supportive Housing (PSH) opportunities to disabled, homeless people with the highest needs in order to maximize the impact PSH can have in ending homelessness. In early 2018, EveryOne Home launched a Coordinated Entry System (CES) for homeless services and shelter along with establishing Housing Resource Centers (HRCs) that are located throughout the County. The HRCs provide housing prioritization and matching, diversion and prevention services, and housing-centered case management which include shelter referrals, transitional housing, and rapid rehousing.

- **Families with Children** The new Coordinated Entry System, homeless families can access shelter, rapid re-housing, and diversion/prevention services through a hotline or one of the local HRCs. Also, in June 2016, the City launched the CAREavan Program which provides families and individuals that are living in their vehicles safe places to park overnight. The CAREavan program is a collaborative effort between the City, school district, and faith- and community-based organizations. All participating sites provide safe parking, a facility attendant, and restrooms. Some sites provide showers and toiletries, food, clothing, meal service, free Wi-Fi, computer use, and laundry. This program is funded from the City's General Fund.
- **Veterans** EveryOne Home, Supportive Services for Veteran Families (SSVF) grantee agencies and the U.S. Department of Veteran Affairs (VA) have formed a collaborative whose goal is to end Veteran homelessness. This collaborative is known as Operation Vets Home (OVH). OVH has identified every homeless vet known to Alameda County and updates this information weekly. OVH has also established a toll-free number that can be used by those wishing to make referrals for homeless vets and outreach workers will be responding to the referrals.
- **Youth** The County funds the Supportive Housing for Transition Age Youth (STAY) program which targets transition age youth (16-24 years old) that are homeless or at-risk of homelessness with a serious mental health issue. The County also funds **Transition to Independence Process (TIP)**, a program for transition age youth (16-24 years old) with serious mental health issues currently living with family that may be unstably housed.

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

The City continues to support the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people. Consultation with EveryOne Home on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing Program (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY15-FY20 ESG funding.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Abode Services, inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Abode Services participated in the community input process of the Public Services Needs Assessment Study.
2	Agency/Group/Organization	Alameda County Healthy Homes
	Agency/Group/Organization Type	Housing Services - Housing 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?	The Alameda County Healthy Homes Department provided information on the number of households at risk of lead poisoning as part the Consolidated Plan development.
3	Agency/Group/Organization	Alameda County Housing and Community Development
	Agency/Group/Organization Type	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?	HCD issued a community survey and engaged a Citizen Advisory Committee as part of the Consolidated Plan development.
4	Agency/Group/Organization	BAY AREA COMMUNITY SERVICES, INC.
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	BACS participated in the community input process of the Public Services Needs Assessment Study.
5	Agency/Group/Organization	Centro de Servicios
	Agency/Group/Organization Type	Services-homeless Services-Employment Immigration Services
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Centro de Servicios participated in the community input process of the Public Services Needs Assessment Study.
6	Agency/Group/Organization	Community Ambassador Program for Seniors (CAPS)
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CAPS participated in the community input process of the Public Services Needs Assessment Study.

7	Agency/Group/Organization	ECHO HOUSING
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ECHO provides quarterly fair housing updates and on an annual basis conducts a fair housing audit.
8	Agency/Group/Organization	EDEN I&R
	Agency/Group/Organization Type	2-1-1 Operator
	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 Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Eden I&R, the organization that operates Alameda County's 2-1-1 system, participated in the community input process of the Public Services Needs Assessment Study.
9	Agency/Group/Organization	EveryOne Home
	Agency/Group/Organization Type	Housing Services-homeless Regional organization Planning organization Continuum of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City attends EveryOne Home meetings and utilizes the reports, such as the homeless count, that EveryOne home produces.
10	Agency/Group/Organization	Filipino Advocates for Justice
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	FAJ participated in the community input process of the Public Services Needs Assessment Study.
11	Agency/Group/Organization	Fremont Family Resource Center
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Public Service
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Fremont Family Resource Center participated in the community input process of the Public Services Needs Assessment Study.
12	Agency/Group/Organization	Housing Authority of Alameda County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Alameda County was the lead for consulting with the Housing Authority of Alameda County to identify need and activities for the five year Consolidated Plan.
13	Agency/Group/Organization	International Institute of the Bay Area
	Agency/Group/Organization Type	Immigration/Citizenship Services
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	International Institute of the Bay Area participated in the community input process of the Public Services Needs Assessment Study.
14	Agency/Group/Organization	LIFE ELDERCARE
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Life Eldercare participated in the community input process of the Public Services Needs Assessment Study.
15	Agency/Group/Organization	Safe Alternatives to Violent Environments, Inc.
	Agency/Group/Organization Type	Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SAVE participated in the community input process of the Public Services Needs Assessment Study.
16	Agency/Group/Organization	Spectrum Community Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public Services

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Spectrum Community Services participated in the community input process of the Public Services Needs Assessment Study.
17	Agency/Group/Organization	The Village Method
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Village Method participated in the community input process of the Public Services Needs Assessment Study.
18	Agency/Group/Organization	TIBURCIO VASQUEZ HEALTH CENTER
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Tiburcio Vasquez Health Center participated in the community input process of the Public Services Needs Assessment Study.
19	Agency/Group/Organization	Timelist Group
	Agency/Group/Organization Type	Services-Health Rehabilitation Services
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Timelist Group participated in the community input process of the Public Services Needs Assessment Study.
20	Agency/Group/Organization	Union City KidZone
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Public Services

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Union City Kids Zone participated in the community input process of the Public Services Needs Assessment Study.
21	Agency/Group/Organization	Union City Library
	Agency/Group/Organization Type	Services-Education Other government - County
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Union City Library participated in the community input process of the Public Services Needs Assessment Study.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alameda County - Everyone Home	Drive the development of the homelessness activity goals.
Plan to End Homelessness - 2018 Strategic Update	EveryOne Home	The City has identified the need for homeless services and has set a goal to provide public services which includes shelters and services for the homeless and those at risk of homelessness. This goal overlaps with the goals of EveryOne Home as EveryOne Home seeks to prevent homelessness, reduce the amount of time spent homeless, and keep people from returning to homelessness.
Public Services Needs Assessment Study and Funding – Update 2023	City of Union City	The City has identified the need for public services and has made it a goal to support critical public service activities. In 2023, the City conducted a Public Services Needs Assessment and Funding Strategy in order to evaluate of the current public services available to the Union City community and to analyze the public service needs in the community. The report evaluates the existing service providers to determine how their services meet the needs of the community, the barriers that prevent residents from finding the services they need, and the gaps in services. The Study provides conclusions about the current and future needs of the community, recommendations on current resident needs in order to help the City most effectively use its available funding.
Alameda County Plan for Older Adults	County of Alameda	The City has set an objective to promote the provision of senior services and facilities. The City considered the Alameda County Plan for Older Adults, a comprehensive plan to serve older adults, in the preparation of the Public Services Needs Assessment Study and Funding Strategy (as discussed above).

Table 3 - Other local / regional / federal planning efforts

Narrative

Please see the discussion above on the City's efforts regarding engagement with the public and other stakeholders and the coordination efforts around the Continuum of Care and work with Alameda County's EveryOne Home program.

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

Citizens are encouraged to be involved in the development of programs offered by HCD including making recommendations regarding: programs, policies, funding, the five year Consolidated Plan, Annual Action Plans, Consolidated Annual Performance and Evaluation Report (CAPER), and the Citizen Participation Plan. Community participation was a very important part of the Consolidated and Action Plan development process.

Public Services Needs Assessment Study

As previously mentioned, the City conducted a Public Services Needs Assessment Study and as part of the development of the Study, the City conducted a community survey and held two community stakeholder meetings.

- *Community Survey* - The survey was made available from January 3, 2023 to February 7, 2023 in an online and paper copy format. Paper copies were available at the Union City library, City Hall, Kennedy Community Center, Holly Community Center, and Ruggieri Senior Center. Print copies with QR codes were also provided to local services providers to distribute to their clients, staff and volunteers. The survey was available in English, Chinese, Tagalog, Farsi, and Spanish and advertised through social media, the school district, and the City's websites. A total of 614 completed surveys were received: 605 English surveys, 1 Tagalog surveys, 2 Chinese/Mandarin surveys, and 6 Spanish surveys. The full survey results can be found in the Public Services Needs Assessment Study.
- *Stakeholder Meetings* - The City held two stakeholder meetings on February 8 and February 9, 2023, to garner feedback on the current and future public services in Union City. A total of 32 stakeholders were asked to participate and 23% of the stakeholders attended the meetings, representing a range of nonprofit and community services agencies in Union City and Alameda County. Activities included a polling exercise, Jamboard exercises and group discussion.

In addition to the community outreach efforts the City undertook as part of the Study, the City also undertook the following efforts. Included as Attachment 1 is a summary of the citizen participation process.

- A pre-draft public hearing on the Action Plan took place on January 10th, 2023 at the Alameda County HOME Technical Advisory Committee’s (HTAC) meeting. HTAC, then held a public hearing on April 20, 2023, Alameda County Housing & Community Development (HCD) staff presented the staff report regarding the Action Plan. The City has included contingency language in the draft Action Plan as at the time of the public comment period HUD has not announced the City’s HOME allocation.
- The draft Action Plan is made available for a 30-day public comment period from May 9, 2023 through June 8, 2023. A notice was placed in the Tri-City Voice notifying the public of the 30-day public comment period. The City has included contingency language in the draft Action Plan as at the time of the public comment period HUD has not announced the City’s CDBG allocation.
- The City of Union City will hold a public hearing on June 13, 2023 to take comments on and approve the City’s Action Plan.

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)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Survey	<p>Minorities</p> <p>Non-English speaking – Specify other language: Spanish, Tagalog, Chinese/Mandarin, Farsi</p> <p>Non-targeted/broad community</p>	<p>As part of the development of the Public Services Needs Assessment Study, an online survey was conducted January 3rd, 2023 to February 2nd, 2023 to assess the public service needs of the community. Surveys were available in English, Chinese/Mandarin, Tagalog, Farsi, and Spanish. A total of 614 completed surveys were received: 605 English surveys, 1 Tagalog surveys, 2 Chinese/Mandarin surveys, and 6 Spanish surveys.</p>	<p>The survey results can be found in the Community Outreach section of the Public Services Needs Assessment Study</p>	<p>All comments were accepted.</p>	<p>https://www.unioncity.org/293/Community-Development-Block-Grant-Progra</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted / broad community	A pre-draft public hearing on the Action Plan was held on January 10th, 2023 at the HOME Technical Advisory Committee (HOME-TAC) meeting. The purpose of the meeting is to present an overview of the Action Plan and review and solicit input on the housing and community development needs of the HOME Consortium	No Comments were received.	No comments were received.	
4	Newspaper Ad	Non-targeted / broad community	Newspaper notice to advertise 30-day public comment period from May 9, 2023 to June 8, 2023.	TBD	TBD	

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	Public Hearing	Non-targeted / Broad Community	A public hearing on April 20, 2023 via conference call by the County's Community and Housing Development office to take comments on the draft HOME Consortium Action Plan. Public Notices will be placed in all Bay Area Newspaper Group (BANG) newspapers in Alameda County.	No comments were received.	No comments were received.	
6	Public Hearing	Non-targeted / broad community	The City Council of the City of Union City will hold a public hearing on June 13, 2023 to take comments and adopt the City's Action Plan.	TBD	TBD	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City will use CDBG, HOME, and the City’s General Fund dollars to accomplish the specific objectives in this Action Plan. Included as Attachment 2 is a more detailed budget for 2023-2024. HUD has not announced the City’s 2023-2024 grant allocations therefore the funding levels shown are only estimates based on last year’s allocation. Included as Attachment 4 is the City’s contingency plan should the proposed funding levels be different than the actual allocation amounts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	557,187	60	\$320,155	877,402	1,270,525	The City of Union City is an entitlement jurisdiction and therefore receives an annual CDBG grant allocation from HUD.

General Fund	Public-local	Public Services	245,000	0	0	245,000	0	The City plans to use \$245,000 of its General Fund to support nonprofit public service providers. This is to supplement the CDBG funding the City uses for public services.
Other	Public-federal	Housing	148,123	0	0	148,123	0	The City plans to use its HOME funds allocation to support a tenant-based rental assistance program and to increase the availability of supportive housing.

Table 5 - 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

Leveraging CDBG funds continues to be a challenge due to reduced entitlement allocations and the dissolution of Redevelopment Agencies (RDA) statewide. Therefore, to maximize leveraging of its own funds and increase the funds available for housing and community development activities, the City plans to undertake the following activities:

- Support applications by organizations or agencies for other public and private sources of financing to leverage City funds.
- Include leveraging and diversified funding as a goal, to the maximum extent possible, in the City’s funding review processes.
- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

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

The City allows several public service providers to operate programs out of City owned facilities. More specifically, the City owns the Decoto location and Alvarado Resource Center where Centro de Servicios operates their programs. Legal Assistance for Seniors and Spectrum Community Services both operate programs out of the City's Ruggieri Senior Center and the City's Police Department provides office space for SAVE's COPS advocate, who provides services and resources to residents seeking domestic violence services.

In November 2016, Alameda County voters passed Measure A1, which provides \$580 million for affordable rental and ownership housing. In early 2018, the City selected a non-profit developer to help develop a city-owned site into affordable housing. The developer has conducted extensive community outreach for the proposed project and received approval in July 2020. The City plans to utilize its allocation of Measure A1 funding to support this project. The developer is continuing to look for additional financing to fill the financial gap caused by the COVID-19 pandemic. The project is anticipated to be complete in 2024/2025.

Discussion

Please see discussion above.

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	Promote Production, Rehabilitation, and Preservation	2020	2025	Affordable Housing	City-wide	Housing Needs	CDBG: \$80,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Reduce Housing Discrimination	2020	2025	Affordable Housing	City-wide	Housing Needs	CDBG: \$10,000	Public Service activities other than Low/Moderate Income Housing Benefit: 125
3	Increase Availability of Supportive Housing	2020	2025	Affordable Housing	City-wide	Supportive Housing Needs	CDBG: \$0 HOME Consortium: \$139,647	Tenant-Based rental assistance / Rapid Rehousing: 20 Households assisted; Other: 6 other
4	Improve Public Facilities	2020	2025	Non-Housing Community Development	City-wide	Community Development Needs	CDBG: \$525,905	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1680 persons assisted
5	Support Public Service Programs	2020	2025	Non-Housing Community Development	City-wide	Community Development Needs	CDBG: \$80,000	Public service activities other than Low/Moderate Income Housing Benefit: 815 Persons Assisted
6	Fund Economic Development	2020	2025	Non-Housing Community Development	City-wide	Community Development Needs	CDBG: \$20,000	Businesses assisted: 8 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Promote Production, Rehabilitation, and Preservation
	Goal Description	<ul style="list-style-type: none"> • Promote the production of affordable rental housing by supporting the acquisition, rehabilitation, and new construction of units. • Provide assistance to low- and moderate-income homeowners in order to maintain and preserve housing stock at that affordability level. • Use all resources available to promote the preservation of existing rental housing stock occupied by low- and moderate-income households and promote its affordability. • Provide assistance for, and increase affordability of, homeownership for first time low/moderate-income homebuyers.
2	Goal Name	Reduce Housing Discrimination
	Goal Description	<ul style="list-style-type: none"> • Reduce housing discrimination through provision of fair housing and landlord/tenant services.
3	Goal Name	Reduce Homelessness
	Goal Description	<ul style="list-style-type: none"> • Use resources to rapidly re-house households. • Reduce the number of people being homeless. • Increase the rate at which people exit homelessness to permanent housing.
4	Goal Name	Increase Availability of Supportive Housing
	Goal Description	<ul style="list-style-type: none"> • Promote the production of affordable housing, especially permanent housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by developers. • Provide Tenant-Based Rental Assistance (TBRA) subsidies with supportive services.

5	Goal Name	Improve Public Facilities
	Goal Description	<ul style="list-style-type: none"> • Support the expansion of existing and/or new development of park and recreation facilities to the extent feasible. • Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible. • Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible. • Support the provision of accessibility improvements to the extent feasible. • Support provision of infrastructure improvements to the extent feasible. • Support expansion or improvement of public facilities to the extent feasible.
6	Goal Name	Support Public Service Programs
	Goal Description	<ul style="list-style-type: none"> • Support critical public service activities to the extent feasible.
7	Goal Name	Fund Economic Development
	Goal Description	<ul style="list-style-type: none"> • Support expansion and creation of economic development opportunities to the extent feasible.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section describes the individual activities to be funded with FY 2023-2024 Community Development Block Grant (CDBG) funding and includes a description of other local funding sources being used to further the jurisdiction’s housing and community development goals. CDBG funds can be used for four (4) general types of projects: housing, capital projects, economic development, and public services. All projects must meet at least one of HUD’s national objectives: 1) to benefit low/moderate-income people; 2) to prevent or eliminate slums and blight; and 3) to meet an urgent community development need. Even if a project is suitable for one of the City’s eligible categories, it must also pass the low- and moderate-income benefit test. In general, a project meets this standard if at least 51% of the beneficiaries have low to moderate incomes (i.e., incomes at or below 80% of Area Median Income) or if the project benefits an area (e.g., census tracts, service area, neighborhood, etc.) with a majority of low-moderate income people. Funded projects are required to document the income levels of persons and households receiving these services.

After assessing the City's housing and community development priority needs, evaluating the Five-Year Strategic Plan objectives for FY 2020-2024, and analyzing CDBG eligibility criteria, the City is proposing to allocate its available CDBG and HOME funding to the following eligible funding categories: Minor Home Repair, Public Services, Fair Housing, General Administration, and public facility improvements.

#	Project Name
1	Minor Home Repair Grant Program
2	Spectrum Community Services
3	Union City Family Center
4	Safe Alternatives to Violent Environments (SAVE)
5	Community Child Care Council (4Cs) of Alameda County
6	Fair Housing – ECHO Housing
7	CDBG Program Administration
8	Kennedy Park Improvements
9	City of Fremont

Table 7 – Project Information

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

In 2016-2017, the City created a public service grant application process that prioritized programs that can address some of the Public Services Needs Assessment Study's findings such as locating services within Union City, equal opportunity outreach and marketing, creating more partnerships/collaborations to reduce duplication of services, prioritizing programs that can leverage other funding, and improving the collection and reporting of metrics and achievements. The City has continued to utilize this grant application process for its FY23-24/FY24-25 two year grant cycle. From this process, the City awarded two year grants to 14 public service program using CDBG and General Fund dollars.

Although the City conducted an updated Public Service Needs Assessment Study to help guide the City in its allocation priorities and to ensure the City is using its funding effectively, a major obstacle continues to be the lack of overall funding. HUD's spending cap of 15% of the annual allocation for public services is an obstacle for providing supportive services to extremely-low-, very-low- and moderate-income residents. The need for public services far exceeds the funds available to support those services. Also due to the continuing COVID-19 pandemic, the City received an increase in overall applications but no applications were received to specifically address homeless/homeless supportive services targeting services to extremely-low, very-low, and moderate income residents. Due to continued staff shortages at many of the homeless service providers, who the City has partnered with in the past and after specific outreach attempts to providers, some applicants opted to not apply during this grant cycle. Many other service providers, if they did apply, opted for General Fund requests to decrease the administrative burden because they felt that they would not be able to meet some of the mandatory reporting required by CDBG funds. For example, the City received over \$195,861 in requests for CDBG public service funding however the City only has approximately \$83,000 available each year in CDBG funds for public services. Additionally, the City received over \$546,992 in General Fund requests but only has \$245,000 in General Fund dollars to allocate for additional public services.

AP-38 Project Summary

Project Summary Information

1	Project Name	Minor Home Repair Grant Program
	Target Area	City-wide
	Goals Supported	Promote Production, Rehabilitation, and Preservation
	Needs Addressed	Housing Needs
	Funding	CDBG: \$80,000
	Description	The Minor Home Repair Grant Program provides home repair grants for owner-occupied, extremely-low, very-low, and low income households.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates that 25 households will be served in FY 2023-2024 using CDBG funding.
	Location Description	Citywide The Minor Home Repair Grant Program is available citywide.
	Planned Activities	Provide minor home repair and accessibility improvement grants to low income homeowners.
2	Project Name	Spectrum Community Services
	Target Area	City-wide
	Goals Supported	Support Public Service Programs
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$15,000

	Description	Provide meals and health/mental health services to low and extremely low-income seniors
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates that 115 Union City residents will be served in FY 2023-2024 using CDBG funding.
	Location Description	Citywide Spectrum Community Services Senior Health Initiative 2621 Barrington Court , Hayward, CA
	Planned Activities	Provide meals, injury prevention exercise/education programs, wellness coaching sessions for seniors.
3	Project Name	Union City Family Center
	Target Area	City-wide
	Goals Supported	Support Public Service Programs
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$35,000
	Description	Union City Family Center provides emergency food, clothing, health insurance enrollment, on-site social services, referrals, information, referrals for families to the City's CAREavan program to provide safe overnight parking for families and individuals experiencing homelessness and living in their vehicle . The program also has family liaisons at every school site in the New Haven Unified School District.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates that UC Family Center will serve 600 Union City residents in FY 23-24.

	Location Description	<p>Citywide</p> <p>The Union City Family Center is located at 725 Whipple Road, Union City CA. However, the program also has family liaisons located at schools throughout the New Haven Unified School District.</p>
	Planned Activities	<p>The Union City Family Center (UCFC) provides a service hub for struggling families. UCFC operates a thriving Family Resource Center located in the Decoto community that functions as a hub of services. Families can get emergency food, clothing, and household supplies; as well as sign up for many public benefits, get financial coaching, enroll children in pre-school, sign-up for the CAREEvan program for families experiencing homelessness and living out of their vehicle, meet with case managers or Counselors, and get referrals and linkages to other needed services.</p>
4	Project Name	Safe Alternatives to Violent Environments (SAVE) – Crisis Response
	Target Area	City-wide
	Goals Supported	Support Public Service Programs
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$10,000
	Description	Provide services for low income survivors of intimate partner violence and their children facing domestic violence and in need of crisis intervention services.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates that SAVE will serve 75 Union City residents in FY 23-24.
	Location Description	<p>Citywide</p> <p>SAVE’s main office is located at 1900 Mowry Ave. #201., Fremont, CA 94538. However, most services provided by SAVE can be conducted via their 24/7 crisis line that also offers 24/7 translation services for residents throughout Union City.</p>

	Planned Activities	The program will provide services for survivors of domestic violence. SAVE advocates will provide crisis intervention services, domestic violence educations, referrals to the SAVE Housing program for victims of domestic violence, peer counseling, and legal assistance services.
5	Project Name	Community Child Care Council (4Cs) of Alameda County
	Target Area	City-wide
	Goals Supported	Fund Economic Development
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$20,000
	Description	Microenterprise assistance program that provides business support, education, technical assistance, and incentives to help Union City residents launch and operate in-home, family child care businesses.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates that 4Cs will serve 8 Union City businesses in FY 23-24.
	Location Description	Citywide Community Child Care Council (4Cs) of Alameda County 22351 City Center Dr, Suite 100, Hayward, CA 94541 39155 Liberty Street, Room D410, Fremont, CA 94538
Planned Activities	Microenterprise assistance program that provides business support, education, technical assistance, and incentives to help Union City residents launch and operate in-home, family child care businesses. 1) Recruiting and assisting 4 Union City residents in applying for child care licenses and starting up family child care businesses and 2) Provide training, resources, and consultation to 8 new and existing family child care providers in Union City.	
6	Project Name	Fair Housing - ECHO Housing

	Target Area	City-wide
	Goals Supported	Reduce Housing Discrimination
	Needs Addressed	Housing Needs
	Funding	CDBG: \$10,000
	Description	The City has contracted with Eden Council for Hope & Opportunity (ECHO) to provide fair housing services for tenants and landlords including mediation and counseling services, fair housing testing, and education/outreach.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates that ECHO will serve 125 Union City residents in FY 23-24.
	Location Description	Citywide Eden Council for Hope & Opportunity (ECHO) Housing 770 A St #310 Hayward, CA 94541
	Planned Activities	Fair housing services for tenants and landlords including mediation and counseling services, homeless prevention services, fair housing testing, education/outreach, and a Fair housing audit.
7	Project Name	CDBG Program Administration
	Target Area	City-wide

	Goals Supported	Promote Production, Rehabilitation, and Preservation Reduce Housing Discrimination Reduce Homelessness Increase Availability of Supportive Housing Improve Public Facilities Support Public Service Programs Fund Economic Development
	Needs Addressed	Housing Needs Homeless Needs Supportive Housing Needs Community Development Needs
	Funding	CDBG: \$111,437
	Description	General CDBG Program Administration
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Citywide
	Planned Activities	The City will use 20% of its entitlement and 20% of the current year program income to administer the CDBG program.
8	Project Name	Charles F. Kennedy Park Improvements
	Target Area	City-wide
	Goals Supported	Improve Public Facilities
	Needs Addressed	Community Development Needs

	Funding	CDBG: \$525,905
	Description	The City will conduct park improvements to Charles F. Kennedy Park. The park is located adjacent to the Decoto neighborhood a LMA qualified area.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1,680 persons
	Location Description	CDBG LMA eligible area adjacent to the park located at: Charles F. Kennedy Park 1333 Decoto Rd., Union City, CA 94587
	Planned Activities	The City plans to use CDBG funds to undertake design and construction/rehabilitation services within the park for park improvements and parking lot improvements. The City has identified the Charles F. Kennedy Park for Park improvements. The project will consist of rehabilitating the grounds with new landscaping and irrigation, placement of grass in dirt areas and shrubs and trees in planting pockets, repair and modification to pedestrian pathways to rehabilitate damaged asphalt and resolve non-ADA compliant grades, rehabilitate and modify the existing picnic area and furniture which will be replaced with new barbeques, trash cans, ADA compliant benches, picnic tables and drinking fountains. The work will involve removing existing trees and replanting new trees. The project will also include the rehabilitation of the parking lot with asphalt resurfacing, modifying pedestrian access points and resolving non-ADA compliant grades. The parks also have approximately 0.5 miles of pathways which are in various states of disrepair. A survey will be performed to ensure that all pathway grades meet ADA standards and sections out of compliance will be rebuilt. The City plans to hire a landscape architect to prepare plans and perform an accessibility review of the park in order to identify any other ADA shortcomings for potential inclusion in the project.
9	Project Name	City of Fremont – Senior Support

Target Area	City-wide
Goals Supported	Support Public Service Programs
Needs Addressed	Community Development Needs
Funding	CDBG: \$10,000
Description	Provide comprehensive senior adult services for Union City seniors and their families in the form of comprehensive in-person and video conference assessment, Care planning for direct senior client needs, service coordination to identify home care coordination, financial planning, legal assistance, transportation assistance, entitlement program access, nutrition program, personal care, and protective services.
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	The City anticipates that 25 Union City residents will be served in FY 2023-2024 using CDBG funding.
Location Description	Citywide 3300 Capitol Avenue PO Box 5006 Fremont, CA 94537
Planned Activities	Provide comprehensive assessment, care planning, service coordination, and care monitoring services for seniors.

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

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

The City of Union City has a richly diverse racial and ethnic population, with no one group making up a majority of the City's population therefore all the activities identified above are available citywide. However, the City has identified in its Consolidated Plan, two geographic priority areas: Old Alvarado (now known as the Alvarado Historic District) and Decoto. These neighborhoods are lower income and have a history of blight. So although services are provided citywide, there is an emphasis to provide support in these neighborhoods. For example, the City is supporting the Union City Family Center and Centro de Servicios (with General Fund dollars) which both have locations in the Decoto neighborhood. Additionally, the City provides General Fund dollars to the Filipino Advocates for Justice which operates youth programs serving the Old Alvarado neighborhood.

Furthermore, there is an identified need for housing rehabilitation in Decoto and Old Alvarado neighborhoods due to the high number of older homes in these areas. While the program is available citywide, the City continues to refer Decoto and Old Alvarado residents to the Minor Home Repair Grant Program. Additionally, there is a concentration of housing rehabilitation need and activity in the Tropics, a mobile home park specifically for seniors. All of the residents of the Tropics are seniors and many of them are extremely low-income. Many of the home repair projects at the Tropics include accessibility modifications and health/safety improvements to ensure the residents can continue to live independently.

Finally, several of the senior-based programs the City supports are based out of the City's senior center. The concentration of these programs is to ensure that the programs reach their target clientele.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Given the City’s diversity and mixed economic base, all the activities listed above are intended and open to all eligible households within Union City. However, the City does fund programs that are located within the Decoto, Old Alvarado, and Tropics neighborhoods as these areas have higher concentrations of lower income households and in the case of the Tropics, the mobile home park is comprised entirely of seniors.

Discussion

Please see discussion above.

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

Introduction

The City continues to face the following barriers to affordable housing: funding, land costs, construction costs and credit/financial assistance availability.

Funding

The elimination of redevelopment agencies in California created a major funding shortfall for affordable housing production, as over \$1 billion statewide was lost annually for affordable housing. However, both the City and County are taking efforts to create/develop new affordable housing funding sources. In November 2016, Alameda County voters passed Measure A1 which provides \$580 million for affordable rental and ownership housing. Additionally, as mentioned, the City has selected a non-profit developer to develop a city-owned site into affordable housing. The City plans to utilize its allocation of Measure A1 funding for this project. The developer also continues to look for additional financing to cover the gap in funding caused by the COVID-19 pandemic. The project is anticipated to be complete in 2024/2025.

Land Costs

As the economy continues its recovery, new construction and acquisition/rehabilitation of housing is severely impacted by the rising cost of land in the Bay Area. The viability and feasibility of future City-assisted affordable housing developments may depend on the reasonableness of the land acquisition costs. The City will conduct financial feasibility analyses on a project-by project basis to ensure it is not over-subsidizing affordable housing projects for any land purchase.

Construction Costs

In addition to rising land costs, there has been a significant rise in the cost of construction which negatively affects the development of affordable housing and rehabilitation. In addition to undertaking financial feasibility analyses on a project-by-project basis to ensure that the City is not over-subsidizing development costs for affordable housing developers, the City will continue to work with them as well through design, planning, and financing review and recommendations to reduce increased construction costs.

Credit & Financial Assistance Availability

Increases in home prices and limited access to credit and financial assistance, has made it difficult for first time home buyers to find affordable housing in the Bay Area. Previously, the City had a down payment assistance program however with the loss of RDA, the program's funding source, and the dissolution of Neighborhood Housing Services Silicon Valley, the program's administrator, the program is no longer available. Currently, the first time homebuyer programs available to Union City residents are California Housing Finance Agency (CalHFA) programs, Alameda County's Mortgage Credit Certificate Program, and AC Boost, a new down payment assistance program that's funded by Measure A1.

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

The City will continue to monitor and identify areas of improvement in its public policies in order to foster and maintain the supply of affordable housing and remove barriers to affordable housing development. The City will also continue to maintain and encourage affordable housing development by:

- Ensuring that sufficient land is available and zoned at a range of residential densities to accommodate the City's regional share of housing.
- Encouraging home builders to use multifamily designated land for the highest allowed density to make the use of land and facilities more efficient and to provide more affordable housing opportunities.
- Encouraging the consolidation of parcels designated for multifamily residential development when it facilitates efficient development of the parcels.
- Ensuring City policies, regulations, and procedures do not add unnecessarily to the costs of producing housing while assuring the attainment of other City objectives.
- Continuing to support development within in the City's Priority Development Area (PDA), which prioritizes higher intensity development adjacent to transit as well as continue to offer incentives to encourage affordable and high-density housing adjacent to transit.
- Continuing to allow mixed use zoning to encourage housing development.
- Giving priority to multifamily housing project applications that provide affordable housing on-site to ensure that they are expedited.
- Deferring certain fees on affordable housing developments until issuance of a Certificate of Occupancy (COO), to help offset development costs for affordable housing.

- Continuing to implement the City's Affordable Housing Ordinance which requires developers to set aside 15% of housing units for low- and moderate-income households. Thus far, the ordinance has led to the development of 312 affordable units. The City recently amended this ordinance to maximize its effectiveness to produce affordable housing units.
- In 2018, the City established an affordable housing impact fee on expansions/additions that exceeding 500 square feet.
- Continuing to cooperate with other governmental agencies in seeking solutions to area wide housing problems.
- The City recently further streamlined its Accessory Dwelling Unit (ADU) ordinance to align with State law and promote the development of ADUs. The City also continues to provide ADU information handouts at City Hall and online.
- Seeking new funding sources for affordable housing development.

Discussion

Please see discussion above.

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

Introduction

The following sections describe the actions and efforts the City will make to address things such as meeting underserved needs, affordable housing, and lead based paint hazards. Many of these actions are based upon the importance of coordinating with other jurisdictions, local service providers, and the private sector. In a time with limited funding available, the City's focus will be on creativity and collaboration in order to meet more needs of the community.

Actions planned to address obstacles to meeting underserved needs

The main obstacle the City faces in meeting underserved needs is a lack of funding. With the loss of RDA funds, reduced CDBG entitlement allocations, and a General Fund budget deficit, the City has limited capabilities in meeting the needs of the community. In order to help address this issue and to develop a funding strategy to ensure the City is utilizing its limited funding in the most effective way, the City conducted the Public Services Needs Assessment Study. As mentioned, the Study 1) assessed the City's current and projected demographics; 2) identified the public/social service needs of the community which included a community input process; and 3) developed a funding strategy. The public service needs and funding strategy that came out of the Study were used in the FY 23-24/FY 24-25 public service allocation process. The evaluation criteria prioritized programs that can address some of the Study's findings such as homeless services, senior services, and youth services while maintaining previously defined prioritization like equal opportunity outreach and marketing, creating more partnerships/collaborations to reduce duplication of services, and improving the collection and reporting of metrics and achievements.

Actions planned to foster and maintain affordable housing

The barriers to affordable housing in Union City continue to be high housing costs and the lack of sufficient funding for affordable housing and supportive services. Addressing these issues is a high priority for the City. Listed below are actions the City plans to take to foster and maintain affordable housing:

- In November 2016, Alameda County voters passed Measure A1, which provides \$580 million for affordable rental and ownership housing. In early 2018, the City selected a non-profit developer to help develop a city-owned site into affordable housing. The developer has conducted extensive community outreach for the proposed project and received approval in July 2020. The City plans to utilize its allocation of Measure A1 funding to support this project.
- Preserve and maintain existing affordable housing by using federal and local funds (as available) to rehabilitate existing housing units through the City's Minor Home Repair Program. In addition, a portion of Measure A1 funds were allocated to a Renew Alameda County, a new housing rehabilitation loan program to help low income homeowner remain safely in their

homes. The City will support and promote this program.

- A portion of Measure A1 funds were allocated to AC Boost, a new down payment assistance program to help lower income first time home buyers purchase a home in Alameda County. The City will support and promote this program.
- Seeking new funding sources for affordable housing development.
- The City amended its Affordable Housing Ordinance to maximize its effectiveness to produce affordable housing units. The ordinance requires developers to set aside 15% of housing units (ownership and rental) for low- and moderate-income households or pay an in-lieu fee.
- In 2018, the City established an affordable housing impact fee on expansions/additions that exceeding 500 square feet.
- Continue to develop programs and policies which link identified needs with available resources
- Continue to monitor the City's existing below market rate (BMR) housing portfolio to ensure the units remain affordable.
- Include leveraging as a goal to the maximum extent possible in City funding application review processes.
- Support the acquisition/rehabilitation and new construction of units by nonprofit housing developers.
- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. This would include supporting applications by organizations or agencies for other public and private sources of financing to leverage City funds
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

The City plans to use is 23-24 HOME funds to support a tenant-based rental assistance program, Stay Housed, that's operated by the City of Fremont and also allocate funds to partner with Bay Area Community Services as part of a State HOMEkey application to acquire and rehabilitate at least one property in Union City that will provide supportive shared rental housing for people experiencing homelessness.

Actions planned to reduce lead-based paint hazards

The City does not have a lead-based paint (LBP) reduction program but does coordinate with Alameda County Community Development Agency's Healthy Homes Department (ACHHD). ACHHD will continue to address LBP hazards and increase access to housing without LBP hazards by conducting outreach and training, providing technical assistance, and completing lead-safe repairs that will also include healthy housing repairs and other rehabilitation services to residents and property owners of Alameda County.

ACHHD will assist low-income households with young children by completing healthy housing assessments and interventions, coordinating with agencies and community-based organizations to bring additional health and safety resources, and strengthening community capacity for addressing and

incorporating lead safety compliance and healthy housing principles. ACHHD also keeps a Lead-Safe Housing Listing that informs the renting community of housing units that have been made safe from lead-based paint hazards. Only units completed through the program are eligible for the Lead Registry. These units were determined to be lead-safe following their participation in the Alameda County Affordable Lead-Safe Housing Program funded by the U.S. Department of Housing and Urban Development's Office of Healthy Homes and Lead Hazard Control.

Actions planned to reduce the number of poverty-level families

According to the 2017-2021 American Community Survey, 12.8% of all Union City households earned under \$50,000 which is considered extremely-low to very low-income depending on household size. Additionally, another 17.3% of all Union City households earned between \$50,000 and \$75,000 which is considered very-low to low-income depending on household size. Conversely, the 2022 area median income for Alameda County was \$106,000. Many lower income families are not keeping pace with this median income even though it dropped from the prior year. Low-income families often have difficulty securing and retaining housing and if they are able to retain housing, they often times do not have additional income to pay for other needs such as food, child care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming homeless or returning to homelessness.

The public services programs that the City funds through the CDBG program and other sources of funding are intended to support the service needs of extremely-low and very low income families and individuals. For example, the City supports Centro de Servicios and Union City Family Center, which provide a range of safety net services such as food, counseling, referrals, assistance with public assistance applications and legal aid.

The City and other HOME Consortium jurisdictions are also working to implement the EveryOne Home Plan, which addresses the housing-related needs of extremely low-income persons with serious mental illness, those living with HIV/AIDS, and those who are homeless including homeless veterans. There are also several countywide programs that help extremely low-income families. For example, the Shelter Plus Care and the Supportive Housing Programs serve the homeless through housing rental assistance and supportive services and aim to reduce the number of people living in poverty in the County. Additionally, the Alameda County Self-Sufficiency Program provides employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans.

Through this multitude of efforts, in collaboration with non profit agencies, the City is continually working to help reduce the number of families living in poverty. With that said, there are significant challenges to accomplishing this long term goal. The biggest barrier to the provision of services to lower income families and those at risk of becoming homeless is the lack of adequate state, county, and federal funds for affordable housing and social service activities.

Actions planned to develop institutional structure

A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on a countywide basis. However, the City's goal is to continue improving institutional structure; therefore the City will be making the following efforts:

- Continue to work with the other local jurisdictions as part of the HOME Technical Advisory Committee (HTAC) which, meets regularly to develop housing programs and policies and to discuss matters relating to federal housing and community development funding sources available. HTAC also works to ensure that projects compliment rather than duplicate efforts and that policies and programs have some consistency throughout the HOME Consortium;
- Continue to build and improve relationships with local service providers; and
- Continue to coordinate with EveryOne Home.

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

The City's Housing and Community Development (HCD) division of the Economic and Community Development department is charged with implementing the City's housing initiatives and coordinates actively with jurisdictions and public and private organizations. The City plans to take the following actions to enhance coordination in the implementation of the City's Action Plan:

- Continue to work with the other local jurisdictions as part of the HOME Technical Advisory Committee (HTAC);
- Continue to engage the City's Human Relations Commission to obtain citizen input on housing and community needs in the City;
- Continue to coordinate with EveryOne Home;
- Continue to collaborate with the Alameda County, private housing developers, lenders, and nonprofit housing developers in order to create more affordable housing;
- Continue to fund nonprofit agencies serving low income residents; and
- Encourage collaboration and cooperation amongst local service providers.

Discussion

Please see discussion above.

Program Specific Requirements

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

Introduction

The below section identifies other program specific requirements. The City of Union City plans to use at a minimum 70% of CDBG funds to assist low- and moderate-income persons.

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.	70.00%

Discussion

N/A

Attachment 1: Summary of Citizen Participation Efforts

TBD

Attachment 2: 2023-2024 Proposed Budget

Attachment 2: 2023-2024 Budget

Available Funding		CDBG Spending Limits	
CDBG Funding		CDBG Public Services	
Estimated FY 23-24 CDBG Allocation*	557,187	15% of CDBG Allocation	83,578
Estimated Program Income	60	15% of Prior Year (22-23) Program Income**	9
Prior Year Unexpended Funds	320,155	Public Services Spending Limit	83,587
Total CDBG Funding Available	877,402		
Estimated 23-24 HOME Funds	148,123	CDBG Administration	
General Fund - Public Service Contracts	245,000	20% of CDBG Allocation	111,437
		20% of Current Year (22-23) Program Income	12
Total Funds Available	1,270,525	CDBG Administration Spending Limit	111,449

2023-2024 Budget				
Activity	CDBG	HOME	General Fund	Total
Administration				
CDBG Administration	111,449	-	-	111,449
HOME Administration	-	8,476	-	8,476
Administration Subtotal	111,449	8,476		119,925
Public Facility Improvement Projects				
Kennedy Park Improvement Project	525,905	-	-	525,905
				-
Housing Programs				
Minor Home Repair Program	80,000	-	-	80,000
BACS Project Reclamation project	-	80,995	-	80,995
Stay Housed - Tenant-Based Rental Assistance	-	58,652	-	58,652
Housing Programs Subtotal	80,000	139,647		219,647
Public Services				
Centro de Servicios – Decoto Center	-	-	145,000	145,000
City of Fremont - Senior Support	10,000	-	-	10,000
ECHO Housing	10,000	-	20,000	30,000
Community Resources for Independent Living (CRIL)	-	-	10,000	10,000
Immigration Institute of the Bay Area	-	-	10,000	10,000
LIFE ElderCare	-	-	15,000	15,000
Legal Assistance for Seniors	-	-	10,000	10,000
Safe Alternatives to Violent Environments (SAVE)	10,000	-	-	10,000
Safe Alternatives to Violent Environments (SAVE)	-	-	5,000	5,000
Spectrum Community Services-Fall Prevention	-	-	10,000	10,000
Spectrum Community Services-Senior Meals	15,000	-	-	15,000
Tiburcio Vasquez Health Center	-	-	20,000	20,000
Union City Family Center	35,000	-	-	35,000
Public Services Subtotal	80,000		245,000	325,000
Microenterprise				
4Cs of Alameda County - Microenterprise	20,000	-	-	20,000
Total	817,354	148,123	245,000	1,210,477

*Estimated FY 22-23 Program Income = \$60

Attachment 3: SF 424 and Certifications

TO BE COMPLETED