



**ACTION PLAN
NON-HOME FUNDS
FY2014**

CITY OF UNION CITY

***ALAMEDA COUNTY
HOME CONSORTIUM***

MAY 2014

Executive Summary

ES-05 Executive Summary

1. Introduction

The City of Union City is an entitlement jurisdiction within the Alameda County HOME Consortium. The Housing and Community Development Division (HCD), a division within the Economic and Community Development Agency, manages the City's CDBG Program. The Union City 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 City of Union City is entering the fifth fiscal year of the Consolidated Plan, covering the period of July 1, 2014 through June 30, 2015. The FY14 Union City 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.

In the upcoming fiscal year, the City of Union City anticipates receiving \$451,654 in CDBG entitlement grant funds, \$24,000 in program income and \$60,196 from prior year CDBG funds, for a total of \$535,850. Any changes from HUD to the final allocation amounts will not be considered by the City of Union City and the HOME Consortium as Substantial Amendments to the Action Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Union City Strategic Plan contains the following priorities: 1) Increase the availability of affordable rental housing for low and moderate income households. 2) Preserve existing affordable rental and owner housing for low and moderate income households. 3) Assist low and moderate income first-time homebuyers. 4) Reduce housing discrimination. 5) Maintain, improve and expand the capacity of housing, shelter and services for homeless individuals and families including integrated healthcare, employment and other services. 6) Maintain and expand activities designed to prevent homelessness. 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 Union City Strategic Plan describes other priority community development needs, including public services and economic development. To address the need for affordable rental housing, the City will utilize available resources from federal, state and local levels to support the construction and rehabilitation of affordable rental housing, including HOME, Community Development Block Grant (CDBG), Low Income Housing Tax Credits, mortgage revenue bond proceeds, developer in-lieu fees, and private financing. The major funding source for affordable housing has historically come from

redevelopment funds. However, given that the State of California has abolished Redevelopment Agencies to cover State expenses, this pivotal tool is no longer available. Therefore, given the state of the economy, the future development of affordable housing is now severely handicapped.

The City will preserve affordable rental and ownership housing through Owner-Occupied Housing Rehabilitation, Minor Home Repair, and Rental Housing Rehabilitation Programs, as applicable.

The City of Union City provides first-time homebuyer assistance with a revolving fund used to leverage private bank funding. The initial funding for the revolving loan guarantees came from the former Union City Redevelopment Agency. In addition, the City participates in Alameda County's Mortgage Certificate (MCC) Program.

The City of Union City supports and funds ECHO housing to provide fair housing counseling and other services. The City of Union City also participates in the monitoring of activities contained in the HOME Consortium's Analysis of Impediments to Fair Housing. In the area of homeless and special needs population assistance, the City utilizes general funds to support agencies that address homeless issues and special needs. In FY13, the City of Union City will address some of the community development needs identified in the Strategic Plan through CDBG funds.

CDBG funds will be used to address a variety of housing and community development needs for the City's low and moderate income households. Most programs are implemented on a City-wide basis unless otherwise noted. Fiscal Year 2014-2015 funds will provide for the following needs: Housing Counseling Services/Fair Housing - \$10,000, Housing Rehabilitation Program - \$72,500, Senior Project/Repayment of Section 108 Loan - \$300,000, Public Services - \$68,250, and Program Administration - \$85,100.

3. Evaluation of past performance

A past performance evaluation of Fiscal Year 2012-13 activities was described in the City's final Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2012-2013. The 2012-13 CAPER that was submitted to the HUD Regional Office on September 27, 2013. The CAPER evaluating FY 2012-2013 was available for public comment from September 3 through September 18, 2013. Please refer to prior year CAPERs for an evaluation of past performance.

4. Summary of citizen participation process and consultation process

Community participation is a very important part of the Action Plan development process. As a member of the Alameda HOME Consortium, the City of Union City coordinates its Public Review process with the County. A pre-draft public hearing on the Action Plan took place on January 14, 2014 at the Housing and Community Development Advisory Committee's meeting to present an overview of the Action Plan, and review and solicit input on the housing and community development needs in the HOME Consortium.

The meeting was held in the evening to allow working people to attend and participate. No comments were received at this meeting.

A 30-day public comment period for the Action Plan, required by HUD, took place from April 4, 2014 through May 3, 2014. A public hearing was held on April 24, 2014 to receive comments on the draft HOME Consortium Consolidated Plan. There were no public comments.

5. Summary of public comments

No comments have yet been received.

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

No comments have yet been received.

7. Summary

The City has proposed allocating its available CDBG funds to the activities and projects, described above, in order to address the City's housing and community development needs.

PR-05 Lead & Responsible Agencies

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	

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Vernon M. Smith, HCD Coordinator

City of Union City

Economic and Community Development Department

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AP-10 Consultation

1. Introduction

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 FY14 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.

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

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan. Planning efforts began in 2004 as a unique collaboration among community stakeholders, cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services, and mental health services — that share overlapping client populations and a recognition that stable housing is a critical cornerstone to the health and well-being of homeless and at-risk people, and our communities. Since its publication in 2006 the Plan has been adopted by the Alameda County Board of Supervisors and all 14 cities, and endorsed by numerous community organizations.

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

EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies:

1) Prevent homelessness and other housing crises; 2) Increase housing opportunities for homeless and extremely low-income households; 3) Deliver flexible services to support stability and independence; 4) Measure success and report outcomes and 5) Develop long-term leadership and build political will.

Describe coordination 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

Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee is supportive of the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began early in 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and the Executive Director of EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. In order to learn from the best practices established by PHP, the group agreed to meet regularly to prepare for the submission of this Substantial Amendment and to coordinate around the use of future ESG funding via regular meetings and discussions with EveryOne Home. Subsequent to those calls, on March 1, 2012, 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 FY13 ESG funding.

Describe consultation with the Continuum(s) of Care that serves the State 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

Not Applicable.

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

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
Housing Authority of Alameda County	Housing PHA Other government - County	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy Anti-poverty Strategy
ALAMEDA COUNTY - HOUSING AND COMMUNITY DEVELOPMENT	Housing Services-Children Services-homeless Services-Health	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
ECHO HOUSING	Housing Service-Fair Housing Regional organization	Housing Need Assessment Market Analysis Anti-poverty Strategy

Table 2 – Agencies, groups, organizations who participated

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination

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

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 Housing and Community Development Department	Coordination on homeless goals for Strategic Plan and EveryOne Home Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative

N/A

AP-12 Participation

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

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
Public Meeting	Non-targeted/broad community	A pre-draft public hearing and presentation was given before the Housing and Community Development Advisory Committee on January 14, 2014. Committee members and staff were present. No comments were received. A public hearing on the draft Action Plan will be held on April 17, 2014. Members of the Housing and Community Development Advisory Committee and staff will be present.	Pending	Pending	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources

Introduction

The City’s CDBG funds will be used for a variety of purposes including rehabilitation, Section 108 Loan repayment, Public Services, Fair Housing, Code Enforcement and administration. Fifteen percent of the FY13 CDBG allocations will be set aside for public services per HUD requirements.

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	451,654	24,000	60,196	535,850	0	The City of Union City is an entitlement jurisdiction and applies directly to HUD on an annual basis

Table 1 - Expected Resources – Priority Table

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

To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the 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 as a goal to the maximum extent possible in City funding application review process.
- Support the purchase and rehabilitation and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation with the Housing Preservation Program.
- Continue participation in the Mortgage Credit Certificate Program operated by the County of Alameda.
- 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

Discussion

Current numbers are an estimate until official numbers are disbursed by HUD. Changes to the numbers will not result in a major change

resulting in a substantial amendment to the FY14/15 Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Housing Rehabilitation	2010	2014	Affordable Housing	City-wide	Housing Need - Preservation	CDBG: \$72,500	Homeowner Housing Rehabilitated: 25 Household Housing Units
Repayment of Section 108 Loan	2010	2014	Non-Housing Community Development	City-wide	Community Development - Public Facilities	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit – Senior community
Public Services	2010	2014	Non-Housing Community Development	City-wide	Community Development - Public Services	CDBG: \$68,250	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
Fair Housing	2010	2014	Affordable Housing	City-wide	Housing Need - Reduce Housing Discrimination	CDBG: \$10,000	Other: 100 Other
Program Administration	2010	2014	Program administration	City-wide	Program Administration	CDBG: \$85,100	Other: 1 Other

Table 2 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

25 units of owner-occupied housing would be rehabilitated; All would be extremely-low-, very-low- or low-income.

Projects

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Housing Rehabilitation	City-wide	Housing Rehabilitation	Housing Need - Preservation	CDBG: \$72,500
Section 108 Loan Repayment	City-wide	Repayment of Section 108 Loan	Community Development - Public Facilities	CDBG: \$300,000
Public Services	City-wide	Public Services	Community Development - Public Services	CDBG: \$68,250
Fair Housing	City-wide	Fair Housing	Housing Need - Reduce Housing Discrimination	CDBG: \$10,000
Program Administration	City-wide	Program Administration	Program Administration	CDBG: \$85,100

Table 3 – Project Summary

AP-35 Projects

Introduction

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 (1) 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. A project basically meets this standard if at least 51% of the beneficiaries have low-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 2010-2014, and analyzing CDBG eligibility criteria, the City is proposing to allocate its available CDBG dollars in the following eligible funding categories: Housing Rehabilitation, Section 108 Loan Repayment, Public Services, Fair Housing, Code Enforcement and General Administration.

#	Project Name
1	Housing Rehabilitation
2	Section 108 Loan Repayment
3	Public Services
4	Fair Housing
5	Program Administration

Table 4 – Project Information

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

N/A

AP-50 Geographic Distribution

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. Historically the City's former Redevelopment Agency had identified a broad and dispersed project area that includes blighted conditions and the need for economic assistance in certain neighborhoods. Although the Redevelopment Agency has been disbanded, the findings for blighted neighborhoods are still valid.

Given the City's diversity and mixed economic base, funding for the activities described above will be distributed city-wide, unless funds are targeted to specific locales within Union City. All activities are intended and open to serve eligible households within Union City. Certain programs, such as Affordable Housing Development/Special Projects, are not tracked to a particular geographic locale before specific sites are identified to be funded by the City Council.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

The City of Union City administers a Rehabilitation Program using CDBG funds. This program is delivered by the Alameda County Community Development Agency Neighborhood Preservation and Sustainability Department. The City is targeting 25 rehabilitation projects for 2014-15. The goal of the program is to conserve, preserve, and improve the housing and neighborhoods of low and moderate income people living in the City. To that end, the program provides grants or low interest loans to qualifying properties and owners to provide a variety of rehabilitation services, such as minor and major home repairs, mobile home repairs, exterior paint or clean-up assistance, seismic retrofitting, and accessibility repairs.

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing

Introduction

The City of Union City has long history of supporting and creating affordable housing opportunities. Altogether, 1,943 units, over 9% of the City's entire housing stock, are directly assisted in one form or another to be affordable. 445 of those affordable units were funded with Redevelopment Agency dollars, such as the Senior Village in partnership with Eden Housing and Alma Via, Mission Gateway and the Station Center in partnership with Mid-Peninsula Housing, E street, the Decoto Neighborhood Scattered Site project and the 7th Street project in partnership with Stern & Co., and PSSC in partnership with KB Homes.

Although the State's ill-conceived elimination of Redevelopment has resulted in the loss of the City's best tool for developing affordable housing, the City of Union City will continue to diligently put its efforts towards providing affordable housing in the City for extremely-low-, very-low- and low-income households, including special needs households.

Despite the decreasing allocation amount, the City continues to receive HOME funds which can be used to acquire, rehabilitate, and construct affordable housing. The State's commitment to funding affordable housing activities is questionable at this time. However, the City will use the small amount of funds that remain from the dissolution of redevelopment, as well as any in-lieu fees from the implementation of the City's Inclusionary Zoning Ordinance, to the greatest point of leveraging possible.

While the City will not be able to produce new affordable units in 2014-15, we will continue our neighborhood preservation efforts, through housing rehabilitation and code enforcement. The City will also be working with private and nonprofit developers to identify key opportunities for future housing development.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	25

One Year Goals for the Number of Households Supported Through	
Acquisition of Existing Units	0
Total	25

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

Discussion

N/A

AP-60 Public Housing

Introduction

The City of Union City is under the jurisdiction of the Housing Authority of the County of Alameda (HACA), but does not have any public housing of its own. The City will continue to support the maintenance of HACA's program for Section 8 rental assistance vouchers and certificates currently used by Union City residents. The Housing Authority currently manages approximately 800 Section 8 vouchers and units in Union City.

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

Not applicable.

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

Not applicable.

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

Not applicable.

Discussion

Not applicable.

AP-65 Homeless and Other Special Needs Activities

Introduction

Activities to address the housing needs of the homeless, and extremely low-income persons with serious mental illness and/or those living with HIV/AIDS center on the implementation of the EveryOne Home Plan. Planning efforts began in 2004 as a unique collaboration among community stakeholders, cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services, and mental health services — that share overlapping client populations and a recognition that stable housing is a critical cornerstone to the health and well-being of homeless and at-risk people, and our communities. Since its publication in 2006 the Plan has been adopted by the Alameda County Board of Supervisors and all 14 cities, and endorsed by numerous community organizations.

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

EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies:

1. Prevent homelessness and other housing crises.
2. Increase housing opportunities for homeless and extremely low-income households.
3. Deliver flexible services to support stability and independence.
4. Measure success and report outcomes.
5. Develop long-term leadership and build political will.

For more detailed information please refer to Alameda County EveryOne Home at www.everyonehome.org.

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

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

- Continuing to coordinate the implementation of countywide approaches to rapid rehousing and homelessness prevention, including use of Emergency Solutions Grant funds along with resources from TANF, Foster Care and Probation. Work on additional opportunities to expand Rapid Rehousing resources throughout the County. The intention is to build on the best practices of the Priority Home Partnership, Alameda County's Homeless Prevention and Rapid Rehousing program funded by ARRA, and making adjustments from the lessons learned and the reductions in resources post stimulus.

- Homeless Point-In-Time Count Report to community and jurisdictions.
- Continuing to work to expand housing opportunities. The jurisdictional committee will work to ensure that each community is contributing to the creation of permanent housing affordable and accessible to the EveryOne Home target populations. Collaboration will continue with local housing authorities to increase vouchers available to the population as well. Publishing the second annual EveryOne Home Unit Progress Report in the spring of 2013.
- In support of the performance outcomes initiative EveryOne Home will collaborate with the HMIS team to produce the annual Outcomes Progress Report in the spring of 2013 reporting on performance for 2012 calendar year. Continue to provide technical assistance for provider agencies including the EveryOne Home Housed Academy in March 2013. The two-day EveryOne Housed Academy will help agencies developing changes in their operating policies and procedures that will enable them to permanently house people more quickly and perform better on the HEARTH Act outcomes as well as our local county-wide outcomes.
- Continue to work on the two system-wide evaluation and planning processes started in 2012 for moving toward a more centralized coordinated intake for homeless/housing services and for maximizing the benefits of our transitional housing programs.
- Continuing to keep the community informed through newsletters, meetings and website, of the collective efforts to prevent and end homelessness and the progress made on achieving the goals.

211 is a central access point in Alameda County for homeless persons seeking shelter and other service needs. In addition, the Hope Project provides outreach to street homeless in south and east Alameda County. Health Care for the Homeless provides health care to homeless in shelter and on the street. All of these programs provide an initial assessment to determine individual needs and works to meet those needs, either directly or through referrals.

Addressing the emergency shelter and transitional housing needs of homeless persons:

FESCO provides both emergency shelter and transitional housing in mid-county. Abode Services provide emergency shelter, transitional housing and permanent housing in south and east counties. The SHP funded Southern Alameda County Housing/Jobs Linkages program provides rapid rehousing to sheltered homeless in mid, south and east counties. The North County Winter Shelter, jointly funded by the Cities of Berkeley and Oakland provides 100 beds per night to homeless in north Alameda County from November through April. The South County Winter Relief Program uses rapid rehousing strategies to house 15 families in south and east county.

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

- Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee is supportive of the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people. An annual Outcomes Report is issued every spring tracking the progress of projects towards locally and nationally established goals.
- HCD and EveryOne Home collaborate with the local veteran’s administration to streamline the referral and assessment process for chronically homeless veterans to access VASH vouchers. Funds from the SSVF program will assist with move-in costs for these vets in the coming year. Veteran families will also be rehoused with SSVF funds that will cover not only move-in costs but short term subsidies and supportive services. The SSVF program in Alameda County is a collaboration of four agencies. Abode Housing is the lead and partners with Operation Dignity, which does veteran specific services and street outreach, Building Futures, which services women and children and addresses issue of family, and Lifelong Medical which does much of the housing stabilization case management.
- HCD, in partnership with EveryOne Home and Alameda County Social Services Agency implemented a rapid rehousing program for homeless families using Title IV Foster Care Waiver Funds. Families will be diverted from or rapidly rehoused from emergency shelters throughout the county using these dollars for transition in place rent subsidies.

In the 2011 McKinney NOFA Alameda County was awarded 46 housing vouchers for chronically homeless individuals with frequent law enforcement encounters. These vouchers are distributed through five cities in Alameda County. Implementation will occur over the next 12 months.

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

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

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

Discussion:

N/A

AP-75 Barriers to affordable housing

Introduction

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

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

Funding

The lack of available funds for affordable housing activities continues to be a problem for the City. The problem is further exacerbated with the drastic, significant reduction in federal funds and the elimination of redevelopment in California by the State. Along with its CDBG funds, the City will also seek to maximize leveraging of its available HOME funds towards affordable housing activities in the coming fiscal year, along with any other funding resources it can utilize.

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. With the elimination of the City's Redevelopment Agency, the City consequently has lost its most viable affordable housing fund source.

Construction Costs

In addition to rising land costs, the rising cost of construction can also negatively affect the development of affordable housing construction 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 Availability

Although housing costs have declined significantly due to the recession, limited access to credit has made it difficult to buy homes in the Bay Area. Through continued funding for affordable ownership

housing developments, the City's First-Time Homebuyer Program and referrals to the variety of existing public down payment or financial assistance programs, the City will seek to help low- and moderate-income new homebuyers.

Discussion

The City approved an Affordable Housing Ordinance in 2006 that required developers to set aside 15% of new ownership housing units for low- and moderate-income households and 15% of new rental housing units for very-low- and low-income households. The ordinance has led to the development of 157 new affordable units. The City will continue to review the Ordinance to ensure its efficiency and efficacy.

AP-85 Other Actions

Introduction

Low income families have difficulty securing housing without income supports and/or housing assistance. Many times they also do not have additional income to pay for other needs such as food, child care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness.

The housing and public services programs supported in Union City through the CDBG program are intended to support the service needs of extremely-low-, very low- and low-income families and individuals, such as the City's housing rehabilitation program, fair housing services, and Centro de Servicios.

Actions planned to address obstacles to meeting underserved needs

Union City's goals and projects, as set forth in Sections AP-20 and AP-35, are designed to address the underserved needs in the community. There is significant focus on actions planned to address housing and neighborhood preservation needs and social needs. As would be expected, the primary obstacle to meeting the City's underserved needs is securing available adequate funding resources. To the extent that the City can continue to provide the framework for a healthy local economy, and that we can leverage appropriate private and public funds, we will be able to continue to better meet underserved needs.

Actions planned to foster and maintain affordable housing

The City will continue to coordinate and collaborate with Alameda County to administer Union City's rehabilitation program, which helps preserve affordable housing for extremely-low-, very low- and low-income homeowners, many of which are elderly.

City staff will continue to work closely with local non-profit agencies, the County, and other HOME Consortium member cities to identify and develop permanent affordable housing as well as emergency and transitional housing needs (along with necessary supportive services) for the homeless and/or persons with special needs.

The City will also continue to contract with ECHO Housing for housing services such as fair housing and tenant/landlord counseling. These services help maintain people in housing and prevent homelessness.

Union City will, in conjunction with our partner non-profit housing developers, continue to monitor the preservation of its Below-Market Rate (BMR) rental units throughout the City.

Actions planned to reduce lead-based paint hazards

The new Environmental Protection Agency (EPA) rule effective April 22, 2010 requires that contractors be EPA-lead certified prior to beginning work on structures built before 1978. The City, specifically its Building & Safety Services Division, requires contractors, who are working on homes built prior to 1978, to demonstrate that they have satisfied the EPA law prior to providing them the City building permits needed.

Should the City use federal funds, such as CDBG and HOME funds, for acquisition and/or rehabilitation of apartments for preservation or maintenance as affordable housing, it will inform tenants of lead-based paint and comply with both the new EPA law on lead and renovation as well as with applicable HUD lead-based paint hazard reduction guidelines and regulations.

Actions planned to reduce the number of poverty-level families

The City of Union City takes proactive measures in the development of economic development programs that will assist low- and moderate-income individuals and families. The city focuses its CDBG program efforts to effectively reduce poverty and dependency on supplementary programs that drain the resources of the community. Continued support will be given to those public services that specifically address the systemic roots of poverty within the community, such as unemployment, drug use, and illiteracy.

Through its CDBG and other available and appropriate funding, the City will support those programs that:

- Provide job training
- Provide new, well-paying jobs
- Break the cycle of drug and alcohol dependency
- Provide needed child care for low-income families
- Provide needed skills to increase the independence of emotionally or physically disabled individuals.

The City's Economic and Community Development (ECD) Department actively seeks new commercial and retail developments that may result in new employment opportunities for residents.

The Housing and Community Development Division of ECD, which administers the CDBG program, will continue to work with the other divisions of ECD, as well as all City departments, to define and develop projects and programs that promote increased economic development and community job creation and retention.

Actions planned to develop institutional structure

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

The primary gaps facing Union City and all of the Alameda County HOME Consortium jurisdictions in delivering affordable and supportive housing are primarily the lack of financial resources for development, operations, and support services. Community development efforts are limited due to a lack of financial resources. The City will continue efforts to identify and utilize new sources of financing for affordable housing, and community development programs. Enhancing coordination efforts among housing providers, service providers, and governmental agencies will also be a priority. The City will continue to coordinate its own departments to ensure that critical services are provided, as well as with other jurisdictions.

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

As mentioned before, the lack of financial resources for development, operations, and support services is a huge gap to overcome. Addressing these gaps will be a high priority for Union City. The City will work to provide stronger coordination between agencies and organizations.

Public agencies, for-profit and non-profit private organizations all play a part in the provision of affordable housing, social services, capital improvements, and economic development. The City's Housing and Community Development (HCD) Division of ECD, has the primary responsibility for implementation of the Consolidated Plan and the Housing Element. HCD will continue to proactively work with other agencies and for-profit and non-profit private organizations to ensure that efficient and effective programs are developed and managed. To the extent that redundancy is reduced, and streamlining is increased, the City and other jurisdictions will all better serve our communities.

The City plans to continue funding EveryOne Home's operations; and City staff will continue to serve on its strategic Leadership Board. As already described, the City is committed to implementing the strategies of the EveryOne Home Plan and its objectives of ending homelessness in Alameda County by 2020.

Discussion

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

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

Program Specific Requirements

AP-90 Program Specific Requirements

Introduction

The program specific requirements governed by the Community Development Block Grant (CDBG) Program are described below.

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	24,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	24,000

Other CDBG Requirements

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

Discussion

N/A