

Executive Summary

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

1. Introduction

The City of Union City Housing and Community Development Department (HCD) of the City's Economic and Community Development 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. Alameda County Housing and Community Development Department (HCD) of the Alameda County Community Development Agency is the lead agency for the Alameda County HOME Consortium, which includes the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County, which includes the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the unincorporated areas of the County.

The HOME Consortium (referred to as the Consortium in this document) has adopted a five-year consolidated planning cycle starting July 1, 2015 through June 30, 2020 and the City of Union City has produced this Action Plan for the first year of that cycle (July 1, 2015 – June 30, 2016) (FY15). 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. Summary of the objectives and outcomes identified in the Plan

(30%), very low (50%) and low (80%) income households *Objective:* Promote the City's and HOME Consortium's Five-Year Strategic Plan the following priorities:

PRIORITY HOUSING NEEDS - 1. Increase the availability of affordable rental housing for extremely low production of affordable rental housing by supporting the acquisition, rehabilitation and new construction of units. **2. Preserve existing affordable rental and ownership housing for households at or below 80% of AMI** - *Objectives:* A) Provide assistance to low and moderate income homeowners in order to maintain and preserve their housing stock. B) 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** - *Objective:* Provide assistance to, and increase affordability of, homeownership of first time low/mod homebuyers. **4.Reduce housing discrimination.** *Objective:* Reduce housing discrimination through provision of fair housing and landlord/tenant services.

PRIORITY HOMELESS NEEDS - By December 2020, end homelessness as a chronic and on-going condition for any household in our community *Objectives:* A) Use resources to rapidly re-house households. B) 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. C) Increase the rate at which people exit homelessness to permanent housing to 65%. D) Prevent 10% of people requesting shelter from needing shelter by resolving crisis to enable household to keep permanent housing. E) Create three Regional Housing Resource Centers.

PRIORITY SUPPORTIVE HOUSING NEEDS - Increase the availability of service-enriched housing for persons with special needs *Objective:* 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.

COMMUNITY DEVELOPMENT NEEDS - Senior facilities and services - *Objective:* 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. **Park and recreations facilities** - *Objective:* Support the expansion of existing and/or new development of park and recreation facilities to the extent feasible. **Neighborhood facilities** - *Objective:* Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible. **Childcare facilities and services** - *Objective:* Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible. **Crime reduction** - *Objective:* Support crime awareness activities and/or services to the extent feasible. **Accessibility needs** - *Objective:* Support the provision of accessibility improvements to the extent feasible. **Infrastructure improvements** - *Objective:* Support provision of infrastructure improvements to the extent feasible. **Public facilities** - *Objective:* Support expansion or improvement of public facilities to the extent feasible. **Public service** - *Objective:* Support critical public service activities to the extent feasible. **Economic development** - *Objective:* Support expansion and creation of economic development opportunities to the extent feasible.

3. Evaluation of past performance

An evaluation of FY13 activities was developed for public comment in September 2014. Accomplishments for FY13 activities were included in the FY13 CAPER that was released for public comment in early September 2014. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY14/15 will be completed in September 2015.

4. Summary of citizen participation process and consultation process

Community participation is a very important part of the Consolidated Plan and Action Plan development process. A pre-draft public hearing on the Action Plan took place on January 13, 2015 at the Alameda County Housing and Community Development Advisory Committee's (HCDAC) meeting to present an overview of the Consolidated Plan, and review and solicit input on the housing and community development needs in the HOME Consortium. The HCDAC is composed of citizens who have been appointed by members of the Alameda County Board of Supervisors, live in the County and have an interest in community development. The meeting was held in the evening to allow working people to attend and participate. No comments were received at this meeting.

The 30-day public comment period for the Consolidated Plan required by HUD, will take place from April 9, 2015 through May 8, 2015. A public hearing will be held on April 16, 2015 to take comments on the draft HOME Consortium Consolidated Plan. This meeting will be held at the County's Community and Housing Development office in Hayward. Public Notices are placed in all Bay Area Newspaper Group (BANG) newspapers in Alameda County (Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald). The notice includes provisions for how the disabled can access the meeting along with a detailed description of what is included in the Consolidated Plan. The Urban County's Citizen's Action Participation Plan does not include requirements for printing notices in non-English speaking newspapers; however, several jurisdictions (Hayward and Fremont) do publish the notices for their meeting in Spanish language papers. At the public hearing, the hearing is listed and noticed as a hearing in the agenda. A sign-in sheet is circulated for attendance. HCD staff present the staff report regarding the Consolidated Plan. Committee members ask questions of staff, the public is then asked to make comments. Any comments are recorded in the meeting and will be listed below.

The draft Consolidated Plan will be distributed to all cities and main library branches in Alameda County, HUD, and any interested citizens, organizations, or agencies. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public. Distribution will be the same as mentioned above as well as any requests made to HCD for a copy of the Consolidated Plan. Materials will also be made available in alternate formats upon request.

In addition, a survey was sent out to all of the cities to distribute to interested parties. 143 people participated in the survey. Responses were received from people who live or work in the cities of Alameda, Albany, Berkeley, Fremont, Hayward, Livermore, Oakland and San Leandro. Throughout the Consortium, most respondents indicated that homeless persons and lower income families had the highest level of need in the community. There is a significant need for housing and services for homeless individuals; emergency shelters for families and permanent, supportive and affordable housing are needed for homeless persons. Outreach for people living on the streets and in encampments is considered the service most needed to address the needs of homeless persons. Additionally, lower income families are also considered to have a high level of need for services in the community, and the

services most needed are (1 information and referral to services, (2 crisis intervention services and (3 food and hunger-related services.

5. Summary of public comments

To-date no comments have been received.

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

Not applicable.

7. Summary

Not applicable.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Agency Role		Name	Department/Agency
Lead Agency		ALAMEDA COUNTY	
HCD Coordinator (CDBG)	CITY OF UNION CITY	Housing and Community Development/Economic and Community Development	
HOME Administrator	ALAMEDA COUNTY	Housing and Community Development	
ESG Administrator	ALAMEDA COUNTY	Housing and Community Development	

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 for the Alameda County HOME Consortium (“Consortium”), and Union City is responsible for developing its component of the Consolidated Plan/Action Plan and administering the specific programs covered by the City’s Consolidated Plan/Action Plan.

Many groups and individuals were contacted in preparing the Consolidated Plan. The HOME Consortium maintains formal contact and works closely with the Public Housing Authorities located within the jurisdictions. The coordination and consultation for both the PHA Plan and the HOME Consortium’s Plan ensures that both groups will work together to empower local public housing residents and to coordinate efforts to obtain affordable housing programs in the Consortium area. The details of how this will take place are identified throughout both plans.

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.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

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

The FY15-FY19 Consolidated Plan was prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. The Alameda County Healthy Homes Department provided 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.

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(I)).

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, Mental Health Services Act (MHSA) funds and Housing Opportunities for People with AIDS (HOPWA). MHSA is a California program administered locally by Alameda County's Behavioral Health Care Services Department. The program funds affordable housing development, in partnership with the County Housing and Community Development Department (HCD) and California Housing Finance Agency, rental assistance and services. HOPWA funds are administered by HCD in Alameda County on behalf of the City of Oakland which is the HOPWA grantee. HOPWA funds are used to support affordable housing development, short term rental assistance, and housing-related services.

The EveryOne Home Plan has been adopted by the Alameda County Board of Supervisors and all 14 cities, and endorsed by numerous community organizations.

Implementation of the Plan is coordinated 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.

Alameda County will continue to implement a program using State funds at the County level 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 developing 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.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Stakeholders in Alameda County have been assessing the needs of persons experiencing homelessness and working to improve our response across the county since the founding of Alameda County-wide Homeless Continuum of Care Council in 1997. The collaboration includes cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services and mental health services — that share overlapping client populations. Alameda Countywide Homeless and Special Needs Housing Plan, now known as the EveryOne Home plan, helped to form EveryOne Home into a community based organization to implement the Plan and now serves as the County's Continuum of Care.

EveryOne Home coordinates local efforts to address homelessness, seeks to maintain the existing service capacity, build new partnerships that generate greater resources for the continuum of housing, services, and employment, and establish inter-jurisdictional cooperation. EveryOne Home leverages substantial federal, state, and local resources for homeless housing and services, standardize data collection, and facilitate a year-round process of collaboration. EveryOne Home includes representation from HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business representatives, and education and health care professionals. EveryOne Home receives administrative funding through Alameda County's General Fund as well as contributions from each of Alameda County's jurisdictions.

The EveryOne Home plan is structured around five major goals: 1) **Prevent homelessness and other housing crises.** The most effective way to end homelessness is to prevent it in the first place by making appropriate services accessible at the time they are needed. In particular, people leaving institutions such foster care, hospitals, jails and prisons need interventions and planning that will prevent them from exiting into homelessness. 2) **Increase housing opportunities for the plan's target populations.** Increasing affordable and supportive housing opportunities requires creative use of existing resources,

developing new resources and using effective models of housing and services. This plan identifies a need for 15,000 units of housing for people who are homeless or living with HIV/AIDS or mental illness over the next 15 years. 3) **Deliver flexible services to support stability and independence.** Culturally competent, coordinated support services must accompany housing. Direct service providers in all systems throughout the county must have a degree of knowledge about and access to a range of housing resources and supportive services. 4) **Measure success and report outcomes.** Evaluating outcomes will allow systems and agencies to identify successful programs and target resources toward best practices. 5) **Develop long-term leadership and build political will.** The goals of EveryOne Home will only be achieved by developing a long-term leadership structure that can sustain systems change activities. Implementation of this plan will also require building and sustaining political and community support for its vision and activities.

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

Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee supports 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 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 (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-FY19 ESG funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of Alameda County
	Agency/Group/Organization Type	Housing PHA Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	Alameda County Housing and Community Development
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Health Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	ECHO HOUSING
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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	EveryOne Home	

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City regularly meets with representatives from the participating Consortium cities to discuss and develop mutually beneficial programs and projects to meet the needs of our respective communities. The City has just completed the update of its Housing Element of the General Plan in cooperation with the State of California HCD staff.

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

Narrative

None

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

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

All aspects of programs administered by HCD are conducted with freedom of access for all interested persons. Citizens are encouraged to be involved in the development of programs offered by HCD including recommending program policies and funding, the five year Consolidated Plan, Annual Action Plan, Substantial Amendments to the Consolidated/Action Plans, Consolidated Annual Performance and Evaluation Report, and the Citizen Participation Plan. Community participation is a very important part of the Consolidated Plan development process. Many organizations were contacted during the development period including homeless service providers, service clients, people-at-risk of homelessness and other special needs groups such as people with disabilities, frail elderly, or people with alcohol and/or other drug problems.

A pre-draft public hearing on the Consolidated Plan and *Analysis of Impediments to Fair Housing Choice (AI)* took place on January 13, 2015 at the Housing and Community Development Advisory Committee meeting. The purpose of the meeting was to present an overview of the Consolidated Plan and AI, and review and solicit input on the housing and community development needs in the HOME Consortium. No public comments were received.

The 30-day public comment period for the Consolidated Plan will take place from April 9 - May 8, 2015. A public hearing will be held on April 16, 2015 to take comments on the draft HOME Consortium Consolidated Plan. Public Notices are placed in the following newspapers: Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald. Any comments are recorded in the meeting and will be listed below.

The draft Consolidated Plan will be distributed to all cities and main library branches in Alameda County, HUD, and any interested citizens, organizations, or agencies. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Over 35 people from Unincorporated Alameda County attended Alameda County Board of Supervisors' Unincorporated County Services Committee meeting on Dec 3, 2014. PowerPoint presentation on the draft CDBG Unincorporated County Strategy 2015-2019.	Comments received were clarification on the types of project CDBG funds; a desire for more street lighting in the community and sidewalks near schools. Comments were also receive regarding other County Department plans that were summarized in the presentation.	No comments were not accepted. Some of the project highlighted were not eligible or were too expansive to consider unless leveraged with other funds.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	Six Housing and Community Development Advisory Committee Members and three members of the general public heard s presentation on the Analysis of Impediments to Fair Housing Choice and on the Pre-Draft Consolidated Plan.	No comments were received.	No comments were not accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	Public Hearing will take place during the public comment period. Attendance TBD	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 Meeting – Human Relations Commission	Non-targeted/broad community	Members of the Human Relations Commission and members of the audience met on March 25, 2015 to discuss Housing and Funding issues.	Comments received were clarification on the status of affordable housing and project funds, including CDBG; the need for more affordable housing and concerns over the current state of the affordable rental market.	No comments were not accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

According to U.S. Census information, Union City's population has grown 8.5% from 2000 to 2013. Overall increases in population require planning for new housing, as well as rehabilitation of existing housing stock and efforts to keep the existing housing stock affordable. As part of its recent Housing Element update in 2014, the City conducted a Housing Needs Assessment, Housing Market Analysis and Homelessness Analysis to provide an overview of the current state of housing and homelessness within the City. The Housing Needs Assessment and Housing Marketing Analysis are based on information developed and compiled by the City and its consultants. The County also gathered data on a jurisdictional level, Consortium level and County-wide level to provide a broad picture of housing and homeless needs within Alameda County with specific focus on housing development and housing needs within the Consortium jurisdictions. The findings at both the City and County level were generally consistent. The Homelessness Analysis section describes the needs of the homeless population and subpopulations within it, as well as the facilities and services available within the "Continuum of Care" in Alameda County.

The Alameda County HOME Consortium is the second largest HOME entitlement jurisdiction in the San Francisco Bay Area with a current total population of 1,055,889 (CA Dept. of Finance 2013 estimates), comprising 67% of Alameda County's population. There are eight CDBG entitlement jurisdictions within the HOME Consortium: the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City, and the Alameda County Urban County (which includes the Unincorporated County and the cities of Albany, Dublin, Emeryville, Newark and Piedmont).

The recent economic recession substantially increased the number of households with cost burdens and other housing problems both nationally and statewide. While economic conditions have improved throughout Alameda County, the housing market recovery has been slow, resulting in continued housing need. At the same time, rental rates are increasing rapidly in many areas of Alameda County and the City. An assessment of the affordable rental and owned homes for each jurisdiction was conducted based on available demographic, economic, and housing data. The assessment utilizes HUD's new eCon Planning Suite, which was downloaded in the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan.

The Consortium's housing needs center on cost burdening, affordability, and changing demographics.

The Consortium's homeless needs center on identifying homeless populations and the resources currently available. Non-homeless special needs are included in the housing needs and non-housing community development needs. Additionally special needs populations are identified and current

resources categorized. Non-housing community development needs are identified through a community survey which was distributed to all Urban County CDBG jurisdictions.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

With declining fiscal resources and aging public facilities, public facility improvements are a priority need in the City. Public Facilities (which may include neighborhood facilities, firehouses, public schools, libraries, shelters for persons having special needs) are also considered a main component of commercial and residential area revitalization. The greatest obstacles to implementing public facilities improvements are high construction costs and the time required to construct improvements. Multiple funding sources are usually required and the projects are phased over time.

The public facilities identified include: senior centers, community centers, public schools and the library.

How were these needs determined?

This information was gathered through data from other agencies, City staff, Transportation Plans, and the Housing Element.

Describe the jurisdiction's need for Public Improvements:

With declining fiscal resources and aging infrastructure, infrastructure improvements are a priority need in the City. Infrastructure improvements, which may include road and sidewalk repairs, water and sewage system upgrades, flood drain improvements, or undergrounding utilities, are also considered a main component of commercial and residential area revitalization. The greatest obstacles to implementing infrastructure improvements are high construction costs and the time required to construct improvements. Multiple funding sources are usually required and the projects are phased over time.

The public Improvements identified include: ADA access to parks, curb ramps, well maintained sidewalks near facilities that serve seniors and children, crime prevention measures.

How were these needs determined?

This information was gathered through requested data from other agencies, City staff, ADA Accessibility Plans, Pedestrian and Bicycle Master Plans, Transportation Plans and the Housing Element.

Describe the jurisdiction's need for Public Services:

Public Services are an important need in areas of the City with higher concentrations of moderate and lower income people. It provides a safety net for families and individuals who are in crisis or vulnerable via funding for social service agencies. The City allocates up to 15% of its annual CDBG funds to support public services, as well as some general funds. Public Services identified include: fair housing counseling services, senior meals, homeless outreach, shelter and other services, 211 Line, jurisdictional share

funding for EveryOne Home and HMIS, child care, assistance for developmentally disabled, case management services.

How were these needs determined?

This information was gathered through public service agencies and City staff, the City's Housing Element, and input from the Human Relations Committee, the City Council and other local organizations.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis examines current and projected population figures, income levels, ethnic composition, and age composition to obtain a profile of the residents who make up the Consortium's housing market. It also describes characteristics of the housing stock, including general supply, condition, and housing available to people with special needs. The Housing Market Analysis also includes a profile of public and other assisted housing available, and the supportive housing, services, and facilities available for special needs populations.

The Alameda County 2015 *Analysis of Impediments to Fair Housing* found that the lack of affordable housing results in significant hardships for low-income households, preventing them from meeting other basic needs. Moderate income households are also increasingly being affected by the raising costs of housing and associated costs (taxes, insurance, homeowners' association fees, and home maintenance and repairs). Because home ownership is out of reach for many residents, low- and moderate-income households generally rent their homes as opposed to purchasing one. Of the 362,604 occupied housing units located in the Consortium, 60.5% are owner-occupied and the other 39.5% of homes are occupied by tenants. For Union City specifically, 71% are owner-occupied the other 29% of homes are occupied by tenants.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section is a description of the non-housing community development needs in the City of Union City, specifically an economic development market analysis. Some of the areas described are eligible uses of Community Development Block Grant (CDBG) funding as long as they are providing jobs to low-income persons.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	346	3	1	0	-1
Arts, Entertainment, Accommodations	2,959	1,942	10	10	1
Construction	960	1,089	3	6	3
Education and Health Care Services	4,879	1,662	16	9	-7
Finance, Insurance, and Real Estate	1,593	607	5	3	-2
Information	1,068	177	3	1	-3
Manufacturing	4,663	4,405	15	23	8
Other Services	1,817	1,370	6	7	1
Professional, Scientific, Management Services	4,353	678	14	4	-10
Public Administration	0	0	0	0	0
Retail Trade	3,449	2,149	11	11	0
Transportation and Warehousing	996	918	3	5	2
Wholesale Trade	1,896	3,090	6	16	10
Total	28,979	18,090	--	--	--

Table 5 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	35,709
Civilian Employed Population 16 years and over	32,848
Unemployment Rate	8.01
Unemployment Rate for Ages 16-24	15.88
Unemployment Rate for Ages 25-65	5.89

Table 6 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector		Number of People
Management, business and financial	9,028	
Farming, fisheries and forestry occupations	1,556	
Service	3,158	
Sales and office	8,396	
Construction, extraction, maintenance and repair	2,484	
Production, transportation and material moving	2,483	

Table 7 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,156	51%
30-59 Minutes	11,376	38%
60 or More Minutes	3,363	11%
Total	29,895	100%

Table 8 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,131	164	1,617
High school graduate (includes equivalency)	6,124	438	2,528
Some college or Associate's degree	7,038	935	1,509
Bachelor's degree or higher	12,530	691	2,068

Table 9 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	68	150	383	1,163	1,714
9th to 12th grade, no diploma	621	364	587	1,265	721
High school graduate, GED, or alternative	1,959	2,318	2,473	4,299	1,985
Some college, no degree	2,852	1,664	1,606	3,598	1,218
Associate's degree	266	711	587	1,347	344
Bachelor's degree	789	3,257	3,064	4,698	1,362
Graduate or professional degree	44	1,212	1,428	1,649	374

Table 10 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,274
High school graduate (includes equivalency)	37,184
Some college or Associate's degree	45,114
Bachelor's degree	61,289
Graduate or professional degree	82,541

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The current major employment sectors in Union City are manufacturing, food production and distribution. This includes the Professional, Services, Education and Health care are also significant sectors. Many of the low income jobs are found in the retail trade sector.

Describe the workforce and infrastructure needs of the business community:

The Association of Bay Area Governments estimated there were approximately 20,560 jobs in Union City in 2010. Employment in Union City is projected to increase by 25% between 2010 and 2040, to 25,650 jobs. The majority of the projected growth in jobs will likely occur near the City Station Transit District.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

At the regional level, a concentrated effort is being made to upgrade the wireless/fiber infrastructure to attract new tech companies to the greater East Bay, and technology companies are starting to push into cities with lower commercial rents, such as Union City. This will drive some new job opportunities for City residents who may, in turn, require job training to take advantage of these tech jobs.

With the loss of State redevelopment funds, there is a need to replace important revitalization programs including: façade improvement, gateway and branding signage, streetscape projects w/ new conduit, pop-up retail sites and incubator space, and funds to acquire opportunity sites and assemble viable parcels for retail and mixed-use development. All have potential to create work for people already employed.

Cities and counties are exploring a new financing tool called the Enhanced Infrastructure Financing District or EIFD; it's being seen as the successor to redevelopment in California. Up-front funds will be needed to form the District, including preparing the necessary studies and plans.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

More than 44% of Union City's population has a college degree and 48% are employed in management, professional, technical and scientific occupations. County wide, the sectors employing the most individuals in the Consortium are "management, business and financial" and "sales and office". Therefore, more jobs available to individuals who are not college graduates are needed in the City. These jobs will need to pay above minimum wage to be viable employment opportunities.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The initiatives listed below support the City's Consolidated Plan by providing the employment training and support to align the City's residents with its employment opportunities.

Design it – Build it – Ship it (DBS) is an initiative that includes 10 East Bay community colleges, 5 workforce boards, University of California, Berkeley, Cal State University, East Bay, and other regional partners. Using \$14.9 million in funding from the Department of Labor, DBS will help the East Bay reorganize the community college and workforce system to help unemployed and underemployed East Bay workers achieve career path employment in advanced manufacturing, transportation/logistics and engineering. The major activities of DBS include in-depth work with industry over 12 months to strengthen one and two year training programs in manufacturing and transportation/logistics.

East Bay Slingshot is a workforce initiative intended to develop and expand key regional industry clusters by enhancing the network of services and resources for entrepreneurs and small businesses to support a workforce development network that meets the needs of businesses and workers. Additional strategies include strengthening the regional business climate and improving the regulatory environment, expanding investment in infrastructure to enhance the movement of goods and people in the region, and sustaining focused efforts to maintain and enhance the East Bay's quality of life for residents.

The Career Pathways Trust grant is a \$15 million, two-tiered workforce training initiative. Partners include community colleges, state universities, school districts, workforce investment boards and independent organizations. It is an innovative regional grant with strong employer engagement, including commitment to internships and job placement, throughout the education/training continuum. This initiative will implement an integrated and accelerated system of K-14 career pathways that are targeted to high demand careers in computer science, engineering technology and advanced/biotech fields and that address critical gaps in current educational and career pathways.

The Multi-Sector Workforce Partnership Grant is a workforce initiative designed to serve dislocated workers. It provides core, intensive training and supportive services to dislocated workers in need of employment and job training services. Supportive services include transportation, clothing/work clothes, documentation and referrals to crisis support services.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

No

Discussion

The City's Economic Development division of the Economic and Community Development department is proactively making connections with local, national and international businesses and entrepreneurs. Union City is considered as a northern component of an expanding Silicon Valley and is well positioned to take part in the growing technology jobs boom.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The most common housing problem for low to moderate-income households in the City is cost burden. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs. Poorly-maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. With 43% of total households in the City being cost burdened or severely cost burdened, this is a pervasive problem throughout the City.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Union City has a diverse population with no one race comprising a majority in 2015. Asian persons represent 43.4%, White persons account for 30.2% of the population, and Hispanics and Latinos represent 24% of the City's population. Black or African American persons represent 6.7% of the population, 11.5% identify as some other race, 6.7% who are two or more races, and a very small percent (less than 1% each) made up of a combination of the remaining categories including Native American and Native Hawaiian / Pacific Islander alone.

There are several methods recognized by HUD for defining areas of minority concentration. One method defines areas of minority concentration as census tracts where more than 50% of the population is comprised of a single ethnic or racial group. Under this definition, with regard to racial or ethnic minorities, portions of Union City have a majority Asian population. Additionally Union City has concentrations of Hispanic population under this definition.

Another way to define minority concentration is an area where the percentage of all minorities is at least 20% above the overall percentage for the Consortium-wide minority population percentage.

There are several cities or census designated places in the Consortium where racial or ethnic minorities are considered concentrated within the Consortium. With an Asian population in the Consortium of 31.2% overall, the jurisdictions of Fremont (52.6%) and Union City (51%) have concentrations of this population of more than 20% of the overall Consortium.

What are the characteristics of the market in these areas/neighborhoods?

The market characteristics in these neighborhoods are in many ways similar to the market characteristics of the City as a whole. This has been particularly true since the beginning of the recession in 2007-2008. In the past year, especially, the sharp increase in home values has been reflected throughout the City to varying degrees. While rising home values are good news for those who are already homeowners, it often makes housing more expensive for renters and, of course, for those

seeking to attain homeownership. Recent data from the California Association of Realtors indicates that more speculators are purchasing homes (as opposed to true homeowners who intend to reside in the home). Increasing home values will tend place upward pressure on rents.

Are there any community assets in these areas/neighborhoods?

These areas do have community assets, including community centers, parks, and other public facilities.

Are there other strategic opportunities in any of these areas?

The strategic opportunities in these areas align with the strategies of the Consolidated Plan as a whole.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Union City's Strategic Plan will identify the priority needs of the City and describe strategies that the City will undertake to serve the priority needs. The priorities were developed from the analysis in the Needs Assessment and Market Analysis, in addition to community input.

The Alameda County HOME Consortium updated its Analysis of Impediments to Fair Housing Choice (AI) in January 2015. The AI identified strategies for removing or ameliorating negative effects of public policies that serve as barriers to affordable housing. Policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The housing needs strategy was developed by analyzing the characteristics of the housing market; particularly how the City could use its limited CDBG funds for rehabilitation of existing units, to enhance its neighborhood preservation efforts. The Alameda County Healthy Homes Department was consulted for strategies to achieve the City's rehabilitation goals. EveryOne Home, Alameda County's Continuum of Care, was consulted for assistance in developing the plan for reducing and ending homelessness. At the Consortium level, These activities will primarily be funded with Emergency Solutions Grant , HOME Tenant-Based Rental Assistance and CDBG Funds.

The City's Strategic Plan will estimate the CDBG funds that will be available to address the City's priority needs. HOME and ESG resources are reported on a Consortium level.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	Administration
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
2	Area Name:	Alvarado
	Area Type:	Local Target Area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	High number of older homes
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	Housing Rehabilitation
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
3	Area Name:	Decoto
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	High number of older homes
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	Housing Rehabilitation
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the City

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 Consolidated 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.

Alameda County HCD administers a Residential Rehabilitation Program using CDBG funds for several jurisdictions, including Union City. This program is delivered by the Alameda County Community Development Agency Healthy Homes Department. 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, as appropriate, 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 improvements.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Rental Housing Production
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Consortium-wide
	Associated Goals	Affordable Rental Housing
	Description	Increase the availability of affordable rental housing for extremely low (30%), very low (50%) and low (80%) income households.
	Basis for Relative Priority	Documented lack of affordable rental housing in the City and HOME Consortium area.
2	Priority Need Name	Housing Preservation
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Consortium-wide
	Associated Goals	Preservation - Owner Preservation - Rental
	Description	Preserve existing affordable rental and ownership housing for households at or below 80% of AMI.
	Basis for Relative Priority	High need for preserving existing housing to allow for aging in place and to keep a healthy housing stock.
3	Priority Need Name	First Time Homebuyer
	Priority Level	Medium
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Consortium-wide
	Associated Goals	First Time Homebuyer
	Description	Assist low and moderate income first time homebuyers.
	Basis for Relative Priority	Some jurisdictions in the HOME Consortium have this as a priority.
4	Priority Need Name	Fair Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Consortium-wide
	Associated Goals	Reduction of Housing Discrimination
	Description	Reduce housing discrimination.
	Basis for Relative Priority	Housing descrimination takes places within the Consortium area.
5	Priority Need Name	Community Development - Public Services
	Priority Level	High

Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Urban County-wide
Associated Goals	Public Services
Description	Support critical public services activities.
Basis for Relative Priority	Quality of life in the neighborhoods.

Narrative (Optional)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City will primarily use CDBG, HOME Investment Partnership, and ESG program funds to accomplish specific objectives in the next five years.

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	453,192	24,000	0	477,192	1,800,000	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: 1) Support applications by organizations or agencies for other public and private sources of financing to leverage City funds. 2) Include leveraging as a goal to the maximum extent possible in the City funding application review process. 3) Support the purchase and rehabilitation and new construction of units by nonprofit housing developers. 4) Continue participation in the Mortgage Credit Certificate Program operated by the County of Alameda. 5) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 6) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

Table 14 - Anticipated Resources

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 County funds.
- Include leveraging as a goal to the maximum extent possible in County funding application review process.
- Support the purchase and rehabilitation and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation with the Housing Rehabilitation Program.
- Continue participation in programs to support affordable homeownership.
- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

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

N/A

Discussion

None

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF UNION CITY	Government	Affordable Housing neighborhood improvements public facilities public services	City-wide
Housing Authority of Alameda County	PHA	Public Housing	County-wide
EveryOne Home	Continuum of care	Homelessness Planning	County-wide
ECHO HOUSING	Other	Ownership Public Housing Rental	Region
EDEN I&R	Non-profit organizations	Homelessness Public Housing Rental	Region

Table 15 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

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 Alameda County HOME Technical Advisory Committee (HTAC) comprised of staff from the individual jurisdictions in the County, 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 the City in delivering affordable and supportive housing are primarily the lack of financial resources for development, operations, and support services. Community development efforts are limited due to a lack of financial resources. In some cases, there is also need for stronger coordination between agencies and organizations.

Addressing these gaps will be a high priority for the City. The City, as well as the County and other neighboring jurisdictions, will continue efforts to identify and utilize new sources of financing for

affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies.

Availability of services targeted to homeless persons and persons with HIV and mainstream services (County-wide)

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Key stakeholders include Alameda Health System (public hospital and clinics), Highland Hospital, Alameda County Health Care Services Agency (Health Care for the Homeless Program, Public Health and Office of AIDS Administration), Alameda Alliance for Health (managed Medicaid plan), Alameda County Social Services Agency (SSA), Lifelong Medical Care (and other FQHCs), Sutter Hospitals, East Oakland Community Project (medical respite), Berkeley Food and Housing Project (medical respite), and Bay Area Community Services (medical respite).

Health care, social services, probation and corrections work to ensure clients are not discharged into homelessness. Behavioral health care, social services, and probation have rapid re-housing programs which assist their participants to exit to and/or maintain stable housing. ESG funds are used for rapid re-housing and a small portion is used for shelter diversion, providing resources at the front door to shelter to avoid an entry whenever possible. Housing specialists are used in conjunction with rental assistance to support vulnerable households in overcoming these barriers through advocacy with landlords on income amounts and sources as well as ensuring accessibility through reasonable accommodation. TANF funds assist families to keep or obtain permanent housing.

Alameda County has used Mental Health Services Act funding to develop hundreds of PSH units and spends \$5 million annually to provide short and long-term housing subsidies for homeless individuals with serious mental health issues. The Trust Clinic (Oakland) is designed to fast track eligible disabled General Assistance recipients to SSI incomes. It is a partnership of Health Care for the Homeless (which provides housing services assistance, health care and disability verification), Behavioral Health Care Services, Social Services Agency, and the Homeless Action Center (which provides the SSI advocacy). Homeless Action Center helps participants obtain/maintain General Assistance as well as gain SSI. Rubicon Programs provides employment services in Berkeley and Hayward.

Health Care Services Agency ensures that all eligible participants are enrolled in Medicaid or Medicare. Alameda County “pre-enrolled” over 41,000 of estimated 55,000 eligible individuals in Medicaid, hundreds who experienced homelessness through a state and federally-sponsored Low Income Health Program designed to prepare county health systems for Affordable Care Act changes. They were provided with information and resources related to the expansion of health insurance coverage and organizations are now health insurance enrollment sites. The Health Care Services Agency has applied for funds for additional outreach and enrollment resources for homeless persons. Case managers will continue to assist participants to secure SNAP and other non-cash benefits.

Persons are not routinely discharged from health care facilities into homelessness; a variety of health care institutions work to reduce discharges into homelessness. The County has established two medical respite programs for individuals being discharged from local hospitals. Care transition initiatives with two of the area’s major hospitals have resulted in improved discharge planning efforts.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service delivery system for persons experiencing homelessness is strong in the areas of helping persons to access mainstream benefits, both cash and non-cash assistance, and the provision of short term rental assistance. For example, the County has applied for assistance in enrolling newly qualified homeless persons for Medicaid and has been using emergency shelter and drop-in center staff to assist clients in applying for SSI, TANF and SNAPs. Recently, the resources to assist persons to move into scattered-site permanent housing with Rapid Rehousing rental assistance have increased by \$5 Million

using County General Funds and Support Services for Veteran Family funds. The rapidly tightening rental market has made this assistance harder to use and work with private landlords is a constant need. Alameda County has two employment programs targeted directly to homeless persons which serve up to 400 people annually. Discharge planning is an emerging strength with housing assistance starting much more in advance of release dates. Agreements with the County jail, the foster care system and several local hospitals have housing specialists working with people at risk of homelessness months or even years (in the case of foster youth) ahead of their scheduled exit from those systems of care. Street outreach and shelter diversion are the largest gaps in our system. The county does have street outreach programs, but with an unsheltered point-in-time count of over 2,000, the resources are inadequate. The Alameda County Health Care Services Agency is working to expand street outreach over the next two years. This county has not historically had strong shelter diversion, but is working to expand and put additional programs in place over the next several years. Analysis of the homeless population indicates that approximately 25% of persons enter the system from housing with family and friends and the same proportion exit homelessness to that same resource. Our continuum is exploring strategies that could assist those households to stabilize housing with family and friends and thus reduce entry into homelessness altogether.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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 Alameda County HOME Technical Advisory Committee (HTAC) comprised of staff from the individual jurisdictions in the County, 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 the City in delivering affordable and supportive housing are primarily the lack of financial resources for development, operations, and support services. Community development efforts are limited due to a lack of financial resources. In some cases, there is also need for stronger coordination between agencies and organizations.

Addressing these gaps will be a high priority for the City. The City, as well as the County and other neighboring jurisdictions, will continue efforts to identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2015	2019	Affordable Housing	City-wide	Housing Need - Preservation	CDBG: \$221,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit
2	Repayment of Section 108 Loan	2015	2019	Non-Housing Community Development	City-wide	Community Development - Public Facilities	CDBG: \$1,200,000	Other: 1 Other
3	Public Services	2015	2019	Non-Housing Community Development	City-wide	Community Development - Public Services	CDBG: \$300,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Fair Housing	2015	2019	Affordable Housing	City-wide	Housing Need - Reduce Housing Discrimination	CDBG: \$50,000	Other: 500 Other
5	Program Administration	2015	2019	Non-Housing Community Development	City-wide	Program Administration	CDBG: \$301,250	Other: 1 Other

Table 17 – Goals Summary

Goal Descriptions

Goal Name	Housing Rehabilitation
Goal Description	Provide assistance to low and moderate income homeowners in order to maintain and preserve their housing stock.
Goal Name	Repayment of Section 108 Loan
Goal Description	Support repayment of Section 108 loan made to build senior center serving low and moderate income population.
Goal Name	Public Services
Goal Description	Support critical public service activities to the extent feasible. The public service efforts must directly serve low or moderate income groups.
Goal Name	Fair Housing
Goal Description	Reduce housing discrimination through provision of fair housing and landlord/tenant services.
Goal Name	Program Administration
Goal Description	General CDBG Program Administration

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 91.315(b)(2)

100 homeowners will receive rehabilitation assistance. All will be extremely low-, low- or moderate-income.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City does not have lead-based paint reduction program, but does coordinate with Alameda County. The Alameda County Community Development Agency's Healthy Homes Department (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. The program will make 140 units of low-income housing with young children lead-safe, complete healthy housing assessments and interventions in each of these units, coordinate with agencies and community-based organizations to bring additional health and safety resources, and strengthen community capacity for addressing and incorporating lead safety compliance and healthy housing principles. The Department 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

Past experience has shown that older properties have a higher likelihood of containing lead-based paint, and low-income households occupied by children under six are at highest risk for exposure. The housing units that are a priority are older units with children under six, family child care homes, and smaller rental properties, which typically have more extensive lead hazards because of deferred maintenance. Often owners of these properties are unable to finance repairs without assisted rehabilitation programs. ACHHD will carry out focused outreach to high risk low-income families with young children through partner agencies and community-based organizations with a priority on homes associated with a lead exposed child or being used as family child care home. ACHHD has 22 years of experience in case managing lead-poisoned children and has processes in place to enroll eligible properties associated with lead exposed children. The ACHHD will work with partners and city rehabilitation services to bring additional resources to these families, promote enrollment in the lead hazard control grant, and provide information on lead safety and healthy housing. The program is also working on a Pro-Active Rental Inspection policy with city and county departments. For longer term sustainability, the ACHHD will train partner agency staff and home visitors to recognize healthy housing issues.

How are the actions listed above integrated into housing policies and procedures?

ACHHD has been and will continue to follow the Advancing Healthy Housing Strategy for Action that was developed to reduce the number of American homes with residential health and safety hazards. The department have developed a consensus on the basic concept of a healthy home, encourages the adoption of the federally-recognized criteria for Healthy Homes with each agency we partner with in our collaborations, creates, conducts and supports training and workforce development to address health hazards in housing, educates the public about Healthy Homes, and supports research that informs and advances Healthy Housing in a cost-effective manner. The program has been building on the concept and has developed an action plan to advance Healthy Homes by identifying lead-based paint hazards and other housing-related health and safety deficiencies in the home and working with other partners to help bring needed resources to create safe and healthy homes for vulnerable populations in Alameda County while using and refining the most cost-effective approach. ACHHD continues to provide trainings and presentations on the Essentials of Healthy Housing, Integrated Pest Management and EPA Renovate Repair and Painting to property owners, property managers, health professionals and contractors in Alameda County in addition to agencies and other organizations within the jurisdiction. ACHHD also provides education to parents, medical providers, realtors, building officials, social service agencies and others to incorporate Healthy Housing principles into their day to day activities.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Low income families have difficulty securing housing without income supports and/or housing assistance. Many times they also do not have additional income to pay for other needs such as food, child care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness. According to the 2010 Census, 12% of the City's population was low income; 14% were very low income (50% or below median household income) and 17% were extremely low income (at or below 30% of median household income). The 2000 Alameda County median household income was \$55,946. In 2014, it is \$88,500. This is a 60% increase in 14 years. Many lower income families are not keeping pace when incomes rise.

Many low or no-income families or individuals that are living in poverty critically need income supports. Income supports include a number of federal, state and locally funded programs to provide these families or individuals with income to live on. The largest program nationally, Temporary Assistance to Needy Families (TANF), provides income to poor families. The amount of assistance depends on the size of the family; however, it is still not enough to move the family out of very low income levels. An income program that provides support for disabled people unable to work is Supplemental Security Income (SSI). Low or no-income adults who are not eligible for TANF or SSI may receive locally funded General Assistance (GA).

Some of the public services programs provided 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, such as Centro de Servicios, which provides food, counseling, referral, public assistance application assistance and legal aid.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

A strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and groups overseeing these efforts on an inter-jurisdictional basis. These groups, including the HOME Consortium Technical Advisory Committee, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the HOME Consortium. Non-housing community development programs within the Consortium have focused coordination on community development including infrastructure improvements, economic development, accessibility improvements or child care.

The Shelter Plus Care and the Supportive Housing Program serve the homeless through housing rental assistance and supportive services and aim to reduce the number of people living in poverty in the County. Consortium jurisdictions are working to implement the EveryOne Home Plan, which includes

representatives from local jurisdictions, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business and labor representatives, education and health care professionals.

The Workforce Investment Board emphasizes private sector, employer-driven job training programs. The Alameda County Self-Sufficiency Program is designed to operate as a single, integrated system for the delivery of work-first, employment focused services. It complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The Self-Sufficiency Centers provide employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans. The program encourages community partnerships to leverage and maximize funds, prevent duplication of service delivery, and develop the capacity of the community to sustain a safety-net for an expanding population.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Union City will monitor progress on activities undertaken with HUD funds as part of its on-going performance monitoring procedures. This includes: bi-monthly meetings of the HOME Consortium Technical Advisory Committee where project progress is updated and weekly meetings of the Economic and Community Development to discuss program and project implementation progress. The City of Union City is committed to ensuring that the funds we administer are used for the intended beneficiaries as specified by local, state and federal regulations. The City has adopted and put into operation procedures to monitor the operations of its programs. These procedures include: Public and City Council monitoring through public hearings and periodic reports to City Council; regular progress review meetings; staff evaluation; annual evaluation of priorities; submission of progress reports; periodic site visits and program evaluations; financial monitoring, record keeping, and reporting requirements; review of periodic project reports and invoicing and payment requests from outside agencies; and notification of non-compliance.

The City will comply with statutory requirements required by the Community Development Block Grant Program, the HOME Program and other federal funding programs (as applicable). These include but are not limited to: the National Environmental Policy Act, Fair Housing and Equal Opportunity, Affirmative Marketing, Accessibility, Section 3 of the Housing and Urban Development Act of 1968, Minority/Women's Business Enterprise outreach, labor requirements, contracting and procurement practices, the Lead-Based Paint Poisoning Prevention Act, and the Uniform Relocation Act.

Expected Resources

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

Introduction

The Consortium will primarily use CDBG, HOME Investment Partnership, and ESG program funds to accomplish specific objectives in the next five years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	453,192	24,000	0	477,192	1,800,000	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: 1) Support applications by organizations or agencies for other public and private sources of financing to leverage City funds. 2) Include leveraging as a goal to the maximum extent possible in the City funding application review process. 3) Support the purchase and rehabilitation and new construction of units by nonprofit housing developers. 4) Continue participation in the Mortgage Credit Certificate Program operated by the County of Alameda. 5) Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing. 6) Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

Table 18 - 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 programs to support affordable homeownership.
- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

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

N/A

Discussion

None

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2015	2019	Affordable Housing	City-wide	Housing Need - Preservation	CDBG: \$44,200	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Repayment of Section 108 Loan	2015	2019	Non-Housing Community Development	City-wide	Community Development - Public Facilities	CDBG: \$300,000	Other: 1 Other
3	Public Services	2015	2019	Non-Housing Community Development	City-wide	Community Development - Public Services	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Fair Housing	2015	2019	Affordable Housing	City-wide	Housing Need - Reduce Housing Discrimination	CDBG: \$10,000	Other: 100 Other
5	Program Administration	2015	2019	Non-Housing Community Development	City-wide	Program Administration	CDBG: \$62,950	Other: 1 Other

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Provide assistance to low and moderate income homeowners in order to maintain and preserve their housing stock.
2	Goal Name	Repayment of Section 108 Loan
	Goal Description	Support repayment of Section 108 loan made to build senior center serving low and moderate income population.
3	Goal Name	Public Services
	Goal Description	Support critical public service activities to the extent feasible. The public service efforts must directly serve low or moderate income groups.
4	Goal Name	Fair Housing
	Goal Description	Reduce housing discrimination through provision of fair housing and landlord/tenant services.
5	Goal Name	Program Administration
	Goal Description	General CDBG Program Administration

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section of the Action Plan includes the programs and activities which the City of Union City will carry out to implement its Housing and Community Development Strategic Plan during FY2015/2016.

This section describes individual activities to be funded with FY2015/2016 Community Development Block Grant (CDBG) funding. This section also includes a description of how the City will ensure geographic distribution of its resources, the process by which assistance will be distributed in the case that an activity location is currently unknown (e.g., residential rehabilitation programs), activities benefiting homeless and other special needs populations, and other local or state programs being used to further the jurisdiction's housing and community development goals.

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 2015-2019, 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, and General Administration.

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

Table 20 – Project Information

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

Allocation priorities are based on the Consolidated Plan. There are a number of barriers to providing

affordable housing in the City, based on real estate market and non-market factors. Affordable housing projects are difficult to build due to the high cost of building materials. The cost and limited availability of land in Union City contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources. HUD's cap of 15% of the allocation for public services is an obstacle for providing supportive services for those with extremely-low-, very-low- and moderate-income.

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: \$44,200
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: \$60,000
Fair Housing	City-wide	Fair Housing	Housing Need - Reduce Housing Discrimination	CDBG: \$10,000
Program Administration	City-wide	Program Administration	Program Administration	CDBG: \$62,950

Table 3 – Project Summary

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. 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 21 - 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

None

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

Introduction

Low income families have difficulty securing housing without income supports and/or housing assistance. Many times they also do not have additional income to pay for other needs such as food, child care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness. According to the 2010 Census, 12% of the City's population was low income; 14% were very low income (50% or below median household income) and 17% were extremely low income (at or below 30% of median household income). The 2000 Alameda County median household income was \$55,946. In 2014, it is \$88,500. This is a 60% increase in 14 years. Many lower income families are not keeping pace when incomes rise.

Many low or no-income families or individuals that are living in poverty critically need income supports. Income supports include a number of federal, state and locally funded programs to provide these families or individuals with income to live on. The largest program nationally, Temporary Assistance to Needy Families (TANF), provides income to poor families. The amount of assistance depends on the size of the family; however, it is still not enough to move the family out of very low income levels. An income program that provides support for disabled people unable to work is Supplemental Security Income (SSI). Low or no-income adults who are not eligible for TANF or SSI may receive locally funded General Assistance (GA).

Some of the public services programs provided 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, such as Centro de Servicios, which provides food, counseling, referral, public assistance application assistance and legal aid.

Actions planned to address obstacles to meeting underserved needs

There is significant focus on the provision of affordable housing, supportive social services, and community development programs in the Urban County among all levels of the public and private sectors. A 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. These groups, including the Urban County Technical Advisory Committees, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the different jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the Urban County. An additional strength is the growing level of coordination between service providers, particularly those addressing housing needs of the homeless and special needs populations, and affordable housing in collaborations. Non-housing community development programs within the Urban County have involved coordination between the Urban County jurisdictions and the agencies or organizations focused on the particular community development area, which might be infrastructure improvements, economic development,

accessibility improvements or child care.

Actions planned to foster and maintain affordable housing

The primary gaps facing the City in delivering affordable housing, including supportive housing with services, are high costs and the lack of sufficient financial resources, and issues of community acceptance which can threaten the provision of housing by increasing delays and project costs. The barriers to affordable housing in Union City continue to be high housing costs, the lack of sufficient funding for housing and supportive services for the homeless, special needs populations, and those at-risk of homelessness. There is also an increasing need for operating subsidies for projects that target lower income households and for project-based rental assistance and for rehabilitation and preservation funds. Community development efforts are also subject to insufficient financial resources and the need for better coordination and communication between agencies and organizations.

High land and construction costs, as well as higher than average market rents in many parts of Alameda County, have also made the delivery of affordable housing more difficult. Efforts will be aimed at maintaining the levels of funding currently available for affordable housing operations and development, as well obtaining other sources of funding through competitive grant processes and private or local sources.

Addressing these issues is a high priority for the City of Union City, which will continue its efforts to develop programs and policies which link identified needs with available resources, identify sources of financing for affordable housing and community development, provide technical assistance to nonprofit organizations involved in affordable housing and support services, and strengthen coordination efforts between housing, service providers, and governmental agencies.

Actions planned to reduce lead-based paint hazards

The City does not have lead-based paint reduction program, but does coordinate with Alameda County. The Alameda County Community Development Agency's Healthy Homes Department (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. The program will make 140 units of low-income housing with young children lead-safe, complete healthy housing assessments and interventions in each of these units, coordinate with agencies and community-based organizations to bring additional health and safety resources, and strengthen community capacity for addressing and incorporating lead safety compliance and healthy housing principles. The Department 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

A strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and groups overseeing these efforts on an inter-jurisdictional basis. These groups, including the HOME Consortium Technical Advisory Committee, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the HOME Consortium. Non-housing community development programs within the Consortium have focused coordination on community development including infrastructure improvements, economic development, accessibility improvements or child care.

The Shelter Plus Care and the Supportive Housing Program serve the homeless through housing rental assistance and supportive services and aim to reduce the number of people living in poverty in the County. Consortium jurisdictions are working to implement the EveryOne Home Plan, which includes representatives from local jurisdictions, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business and labor representatives, education and health care professionals.

The Workforce Investment Board emphasizes private sector, employer-driven job training programs. The Alameda County Self-Sufficiency Program is designed to operate as a single, integrated system for the delivery of work-first, employment focused services. It complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The Self-Sufficiency Centers provide employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans. The program encourages community partnerships to leverage and maximize funds, prevent duplication of service delivery, and develop the capacity of the community to sustain a safety-net for an expanding population.

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 Alameda County HOME Technical Advisory Committee (HTAC) comprised of staff from the individual jurisdictions in the County, 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 the City in delivering affordable and supportive housing are primarily the lack of financial resources for development, operations, and support services. Community development efforts are limited due to a lack of financial resources. In some cases, there is also need for stronger coordination between agencies and organizations.

Addressing these gaps will be a high priority for the City. The City, as well as the County and other neighboring jurisdictions, will continue efforts to identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies.

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 Alameda County HOME Technical Advisory Committee (HTAC) meets bi-monthly to discuss and propose new housing and other services to lower income residents in all member jurisdictions. Human Relations provides citizen input on housing and community needs in the City. The affordable housing development implemented through HCD is carried out through coordination with private developers, service providers, and lenders and other funders.

All jurisdictions in Alameda County including Union City are implementing the EveryOne Home Plan which seeks to address the housing-related needs of extremely low-income persons with serious mental illness, those living with HIV/AIDS, and those who are homeless. The EveryOne Home Plan process builds upon earlier multi-jurisdictional planning initiatives created in the earlier collaboration efforts that resulted in adoption of the County-wide Continuum of Care Plan and the County-wide AIDS Housing Plan and related implementation efforts.

Discussion

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. EveryOne Home, the Shelter Plus Care Program, the Jobs/Housing Linkages Program and the HOPWA Project Independence are all examples of where county-wide and multi-jurisdictional public/private coordination occurs at the project and programmatic levels.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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%



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 5/14/15	Applicant Identifier MC06-0046	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction City of Union City		UOG Code CA63846 UNION CITY	
34009 Alvarado-Niles Road		Organizational DUNS 4939732	
Street Address Line 2		Organizational Unit	
City Union City	California	Department: Economic & Community Development	
ZIP 94587	Country U.S.A.	Division: Housing & Community Development	
Employer Identification Number (EIN):		County: Alameda	
94-6036941		Program Year Start Date: 7/01/15	
Applicant Type:		Specify Other Type if necessary:	
Local Government: Township Municipal		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles: FY13 Action Plan on CDBG Funds for the City of Union City		Description of Areas Affected by CDBG Project(s)	
\$453,192 CDBG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$24,000 Anticipated Program Income		Other (Describe) \$11,050 Local funds	

Total Funds Leveraged for CDBG-based Project(s) \$488,242			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of: Eric Swalwell (D-15)		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts: 15th	Project Districts: 15th		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Vernon	M.	Smith
Title: HCD Coordinator	Phone: 510-675-5322	Fax: 510-475-7318
eMail: vsmith@ci.union-city.ca.us	Grantee Website www.ci.union-city.ca.us	Other Contact
Signature of Authorized Representative		Date Signed
Tony Acosta, Interim City Manager		