

CONSOLIDATED ANNUAL
PERFORMANCE AND
EVALUATION REPORT
(CAPER) FY 2019-2020

City of Union City



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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This year the City of Union City received a Community Development Block Grant (CDBG) entitlement (EN) grant of \$527,713 and receipted \$15.21 of program income (PI). During this program year 2019-2020, the City was successful in drawing down enough of this money to meet the timeliness test. This program year represents the fifth and final year of the 2015-2019 Consolidated Plan. During the year, Union City used CDBG funds for various activities that helped benefit low-moderate income people throughout the City. Some of those activities include funding social service programs. Spectrum Community Services received funding for their Senior Nutrition Program, while Abode Services received funding to provide shelter and services to the homeless. The City used CDBG funding to support Eden Council for Hope and Opportunity (ECHO) Housing's fair housing and tenant/landlord counseling programs, as well as the Community Child Care Council (4Cs) of Alameda County to provide micro-enterprise assistance to in-home child care providers. The combination of CDBG funding and money leveraged from the City's General Fund allowed 11 social service providers to receive funding this program year. The City also allocated CDBG funding to the Alameda County Healthy Homes Department to implement the City's Housing Rehabilitation Program. This program provides repair and rehabilitation grants to low income homeowners. This year the program completed 17 minor home repair projects using CDBG funding.

Union City is a member of the Alameda County HOME Consortium ("Consortium"). The Consortium consists of the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City, and the Urban County. As a part of the Consortium, the City receives a HOME allocation each year. For PY19, the City allocated its \$137,639 HOME allocation to Fremont's Stay Housed Program. This is a Tenant Based Rental Assistance (TBRA) program that assists individuals and families in securing and/or staying housed by providing them with rental subsidies. So far, the program has been successful in providing rental assistance to 4 Union City families.

In PY 2019, the City also made great progress on completing capital improvements at Contempo Park. The City conducted ADA improvements to the park including rehabilitating the picnic area, installing ADA compliant outdoor furniture, resurfacing pathways, and rehabilitating the parking lot to make it ADA accessible. At the close of the program year the project was just about completed. It is expected to be finalized and closed out in the beginning of PY 2020.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Fair Housing	Affordable Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	427	85.4%	100	94	94.00%
Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	104	104%	25	17	68.00%
Program Administration	Administration	CDBG: \$ / HOME Consortium Allocation: \$7913	Other	Other	5	5	100%	1	1	100%
Public Services	Non-Housing Community Development	CDBG: \$ / General Fund: \$245000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	7,317	1,463.40%	1,424	1,689	118.61%

Public Services	Non-Housing Community Development	CDBG: \$/ General Fund: \$245000	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Public Services	Non-Housing Community Development	CDBG: \$/ General Fund: \$245000	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Public Services	Non-Housing Community Development	CDBG: \$/ General Fund: \$245000	Businesses assisted	Businesses Assisted	24	24	100%	8	8	100%
Public/Neighborhood Facilities Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
Public/Neighborhood Facilities Improvements	Non-Housing Community Development	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%
Repayment of Section 108 Loan	Non-Housing Community Development	CDBG: \$	Other	Other	4	4	100%	0	0	N/A

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The PY19 activities address priority goals set forth in the City's 2015-2019 Five-Year Consolidated Plan. The Consolidated Plan focuses on housing rehabilitation, public services, and fair housing. In order to address housing rehabilitation and the priority need of housing preservation, the City utilized CDBG funds to support the Housing Rehabilitation Program, which provides repair and rehabilitation grants to low income homeowners. This year the program completed 17 minor home repair projects.

In an effort to support public services and economic development, the City provided CDBG funding and General Funds to support various public service programs that meet the needs of the community’s disadvantaged. The City used CDBG funds to support the following programs: Abode Services – Shelter and Family Services, New Haven Unified School District – Union City Family Center, Safe Alternatives to Violent Environments (SAVE) – Community Prevention Services, and Spectrum Community Services – Senior Health Initiative. The City also used CDBG funds to support Community Child Care Council (4Cs) of Alameda County to provide microenterprise assistance to in-home childcare providers. Furthermore, the City allocated \$245,000 in General Fund dollars to support Centro de Servicios, City of Fremont – Senior Support, Community Resources for Independent Living, Filipinos for Advocates for Justice, Legal Assistance for Seniors, Life Elder Care, and the Tiburcio Vasquez Health Center.

The City worked with ECHO Housing to provide fair housing and tenant/landlord counseling and mediation services, along with public outreach. : The City provided CDBG funds to support ECHO Housing, which provides fair housing counseling, investigation, conciliation, enforcement, tenant/landlord counseling and outreach. This year ECHO Housing opened 13 fair housing cases, and 81 tenant/landlord counseling cases.

Additionally, the City wanted to use CDBG funds to undertake design and construction services within Contempo Park to address ADA shortcomings. The City conducted improvements to the park including rehabilitating the picnic area, installing ADA compliant outdoor furniture, resurfacing pathways, and rehabilitating the parking lot to make it ADA accessible.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1,022
Black/African American	201
Asian	357
American Indian/Alaskan Native	21
Native Hawaiian/Other Pacific Islander	75
American Indian/Alaskan Native & White	0
Asian & White	0
Black/African American & White	0
American Indian/Alaskan Native & Black/African American	1
Asian/Pacific Islander	0
Other Multi-Racial	114
Total	1,791
Hispanic	854
Not Hispanic	937

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City was able to obtain demographic information of 1,791 persons served through the CDBG grant during the 2019 Program Year. A breakdown of all persons assisted, by demographic, is included in the table above. The total served in PY19 includes economic development efforts, fair housing efforts, and public services.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,083,397.21	827,582.73
General Fund	public - local	245,000	244,397.18
HOME	public - federal	137,639	13,422.09

Table 3 - Resources Made Available

Narrative

In FY 19-20, the City received a CDBG entitlement grant of \$527,713. Combining the entitlement amount with \$15.21 in program income received in FY 19-20 and \$555,669 of unexpended prior year funds, the City had a total of \$1,083,397.21 available to spend. In FY 19-20, the City spent a total of \$827,582.73 in CDBG funding. In FY 19-20, the City had \$137,639 available in HOME funds for the Fremont Stay Housed Program. The City also leveraged \$245,000 in General Fund dollars to support seven (7) public service programs.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-wide	100	100	All CDBG-funded programs are implemented on a City-wide basis

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Union City allocated all of its allocation towards city-wide activities.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City leveraged over \$300,000 in other federal and local funds to support rental assistance and public services. This includes \$245,000 of money from the Union City General Fund, and \$137,639 of HOME funding.

In addition to leveraging HOME and General Fund dollars, the City allowed several public service providers to operate programs out of City-owned facilities. More specifically, the City owns the Decoto and Alvarado Resource Centers where Centro de Servicios operates their programs. Legal Assistance for Seniors provided services out of the City's Ruggieri Senior Center. Finally, the City's Police Department provides office space for SAVE's COPS advocate, who provides services and resources to residents seeking domestic violence services.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	0	0
Number of special-needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	25	17
Number of households supported through Acquisition of Existing Units	0	0
Total	25	17

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City contracted with the Alameda County Health Homes Department to administer the Housing Rehabilitation Program in PY19. This program provides repair and rehabilitation grants to low income homeowners. The City funded this program with CDBG funds. This year the program had a goal to complete 25 minor home repair projects and completed 17 projects.

The City's Redevelopment Agency (RDA) and inclusionary housing policies have been at the core of the City's affordable housing development programs. The elimination of redevelopment agencies in California created a major funding shortfall for affordable housing production, as over \$1 billion statewide was lost annually for affordable housing. However, both the City and Alameda County are taking efforts to create/develop new affordable housing funding sources. In November 2016, Alameda County voters passed Measure A1, which provides \$580 million for affordable rental and ownership housing. The City has received an allocation of \$8.7 million in Measure A1 funding. The City selected a master developer in May 2018 to develop a city-owned site into 81 affordable units. The City will be

contributing the land, \$6.8 million in City funds, and its \$8.7 million allocation of Measure A1 funds to the project. It's estimated this project will be completed by 2023.

Discuss how these outcomes will impact future annual action plans.

The City will continue to adjust the proposed goals and outcomes in future action plans to reflect changes in funding availability.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	12	0	0
Low-income	3	0	0
Moderate-income	2	0	0
Total	17	0	0

Table 7 – Number of Households Served

Narrative Information

The City will continue to use CDBG funding to serve primarily low-moderate income persons and households.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

In January 2019, Alameda County conducted a point in time homeless count which covered every census tract in Alameda County. The 2019 Count utilized 489 volunteers and 164 homeless guides to help identify those who were unsheltered. In the weeks following the 2019 Count, an in-depth survey was administered to a sample of 1,681 unsheltered and sheltered homeless individuals, in order to profile their experience and characteristics. The 2019 Count recorded 8,022 people experiencing homelessness the night of January 30, 2019, of which 6,312 or 79% are unsheltered. This represents a 43% increase in the number of homeless people countywide compared to the 2017 Count. More specifically, the 2019 Count found that there were 106 unsheltered homeless individuals and zero sheltered individuals in Union City, which represents a 165% increase in the number of homeless people compared to the 2017 Count. The 2019 Count helps give the City and County a better understanding of the demographics and needs of those experiencing homelessness, so that resources can be allocated more effectively. The full report can be found at <http://everyonehome.org/everyone-counts/>

The Coordinated Entry System (CES) was launched countywide in November 2017. CES provides a standardized, countywide system to connect people experiencing homelessness to the resources available in a community. The purpose of CES is to ensure that all people who are homeless or who are experiencing a housing crisis that is likely to lead to homelessness are quickly identified, assessed and connected to housing (emergency shelters, transitional housing, rapid rehousing, and permanent supportive housing) and other assistance based on their needs and the availability of resources. CES includes a call center operated through 211, housing resource centers that disbursed throughout the County, and a standardized intake/assessment screening tool.

EveryOne Home is a community-based organization that serves as Alameda County's Continuum of Care (CoC). EveryOne Home coordinates local efforts to address homelessness. Everyone Home and the HOME Consortium jurisdictions continued their outreach to the homeless in a number of significant ways over the last year.

There are a number of mobile health services for the homeless that have the ability to travel to the persons who need their assistance. The Abode HOPE Program provides mobile medical and social services for homeless individuals. The program operates a mobile health van in South and East Alameda County. The program also has street outreach and support specialists. The Tri-City Health Center launched a mobile health program in June 2019 that provides free health services for homeless and those at risk of homelessness called the HealthCare Express.

Addressing the emergency shelter and transitional housing needs of homeless persons

As mentioned, the majority of the County's homeless population continues to be unsheltered (79% as of the 2019 Point In Time Count). Only 1,710 or 21% of the County's homeless population is sheltered. This represents 1 bed for every 3.7 people experiencing homelessness. Currently, the County's homeless system is under resourced to meet the increasing homeless population. The strategy for meeting this growing need is to utilize the Coordinated Entry System to try and resolve a person's homelessness more quickly, especially in transitional housing, so that each bed is used to support multiple people throughout the year.

As a response to a growing number of homeless and displaced families in Union City, the City launched the CAREEvan Safe Parking Program in June 2016 in collaboration with Union City Family Center and local community and faith-based organizations. The CAREEvan Program provides families and individuals that are living in their vehicle's a safe place to park overnight. All participating sites provide safe parking, a facility attendant, and restrooms. Additionally, some sites provide showers and toiletries, food, clothing, meal service, free Wi-Fi, and laundry. The City allocates approximately \$80,000 in General Fund dollars to cover the cost of a facility attendants for the program. On average, there are 35 to 40 households utilizing the program on any given night.

To help bolster the CAREEvan Program, the City has allocated more funding to the program. In response to the COVID-19 pandemic, the City received an allocation of CARES Act funding. \$55,000 of this funding was allocated to the CAREEvan Program to increase its capacity due to the increasing amount of people living in their cars due to the pandemic. The City also allocated \$60,000 of its 2020-2021 CDBG entitlement funding to the program in its 2020-2024 Consolidated Plan.

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

The CoC is working with a number of publicly funded institutions of care to ensure that persons are not discharged into homelessness. The realignment housing program has housing specialists who work with persons in the County jail on their housing needs prior to their release date and is funded by Alameda County Probation Department to rapidly rehouse those who are or could become homeless. The CoC also participated actively in the Youth Transitions Planning partnership funded by Health and Human services (HHS) to ensure that no transitional age youth aging out of foster care exits to homelessness. The partnership works to coordinate the foster care and McKinney funded housing resources to ensure youth do not fall out of housing.

Alameda County is a “housing first” continuum of care. All funded programs prioritize finding clients permanent housing as quickly as possible without any clinical pre-conditions, such as sobriety, medication compliance or utilizing a shelter or transitional housing program first. The CoC continues to expand Rapid Rehousing (RRH) and Permanent Supportive Housing (PSH) throughout the county.

In 2017, the City also adopted an eviction and harassment protection ordinance and a rent review ordinance to help provide protections to tenants who are facing unfair or unjust rent increases or evictions. Additionally, the City of Union City has used General Fund and CDBG funding to support a wide range of public service nonprofits that provide safety net services to help prevent low income individuals and families avoid homelessness. The Centro de Servicios provides legal services, food distribution, immigration counseling, and referral services. Echo Housing provides tenant/landlord counseling and mediation which helps residents avoid evictions, extend termination notices, and negotiate reduced rent increases. Safe Alternatives to Violent Environments (SAVE) provides shelter and services for battered spouses and children. Union City Family Center operates a family resource center that provides emergency food, clothing, health insurance enrollment, on-site social services, referrals, information, etc.

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

The CoC is in the process of building a Housing Crisis Response System in Alameda County that prevents homelessness whenever possible, provides dignified homeless safety net services, and maintains people in permanent homes with ongoing subsidies and services. Coordinated Entry is the front door and central organizing feature of the Housing Crisis Response System. Coordinated Entry provides a standard and transparent way for the Housing Crisis Response System to effectively identify people in Alameda County who are experiencing a housing crisis and assess their needs, then prioritize and match them to the most supportive services and housing programs for which they are eligible. To do this, EveryOne Home manages a Countywide By-Name-List, which is maintained in HMIS and governed by all applicable privacy and security policies. The BNL is the CoC’s primary focus for bringing an end to chronic homelessness. Housing navigation, emergency shelter, transitional housing, rapid-rehousing, and tenancy sustaining services are also matched to the highest priority household based on need, length of time homeless, and other vulnerability factors.

The HOME Consortium has also expanded resources for families experiencing homelessness and this can be seen as the number of homeless families has decreased despite the overall increase in homelessness in Alameda County. In 2013, 462 family households were homeless; this has declined to 170 households in 2019. One major shift that took effect during this reporting period was to convert a scattered site transitional housing program that served 47 families per year to Rapid Rehousing, which allows the

program to step-down the rental subsidy amount gradually over time, allowing the subsidy funds to be spread over more families, doubling the program's annual capacity. Providers within the Consortium have also been awarded funds to rehouse homeless families on TANF using money from the State of California award to the County Social Service Agency. ESG funds and County general funds are also assisting families.

The City received a grant from Alameda County to pay for a part time housing navigator from Abode Services to help the City's CAREavan clients transition to permanent housing. The housing navigator provides case management services and help clients get connected to other resources. The City also received a \$200,000 grant from the State Homeless Emergency Aid Program (HEAP) to further support the CAREavan program's operating expenses and provide additional services such as a mobile hygiene unit at sites without showers and washer/dryers as well as an emergency aid fund.

To help bolster the CAREavan Program, the City has allocated more funding to the program. In response to the COVID-19 pandemic, the City received an allocation of CARES Act funding. \$55,000 of this funding was allocated to the CAREavan Program to increase its capacity due to the increasing amount of people living in their cars due to the pandemic. The City also allocated \$60,000 of its 2020-2021 CDBG entitlement funding to the program in its 2020-2024 Consolidated Plan.

Operation Vets Home is the collaborative continuum wide effort to bring an end to veteran homelessness. Members consist of VA staff, veteran housing providers, and CoC staff. Other providers and elected officials participate sporadically. The group worked a By Name List of homeless veterans since the fall of 2015.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Union City does not operate any Public Housing.

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

The City of Union City does not operate any Public Housing.

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City took the following actions to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing:

- Continued to implement the City's Affordable Housing Ordinance which requires developers to provide 15% of total units as below market rate (BMR) or provide an in-lieu fee. This ordinance applies to all residential developments. The City also continued to support its existing BMR units.
- Last year, the City amended the Affordable Housing Ordinance in order to maximize the City's ability to provide affordable housing.
- The City's Housing Element includes goals, policies and implementation programs that support the development of affordable housing.
- The City continued to support the rehabilitation of existing housing stock by providing funding to the Housing Rehabilitation Program.
- The City continued to investigate potential sources of funding for affordable housing.
- The City continued to reduce government and public infrastructure constraints to affordable housing development through administrative support and intergovernmental cooperation.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The main obstacle the City faces in meeting underserved needs is a lack of funding for public services. In order to better leverage and utilize existing funding, the City completed a Public Services Needs Assessment Study in FY 16-17. The goals of the Study are to 1) form a foundation from which the City can make effective and beneficial decisions regarding the funding, provisions, and operations of local public service providers and 2) provide a priority needs map that can guide the City in future decisions about where to obligate public services funding and efforts. By strategically allocating resources, the City's goals are to not just improve services for those in need but help raise the quality of life for the whole community through a commitment to fiscal responsibility and transparency. The components of the Study include a community survey, stakeholder meetings/interviews, demographic review, existing service provider review, funding strategy, recommendations, funding application, and application evaluation criteria. The Study was finalized in September 2016 and was used to inform last year's grant allocation process. The full Study can be found at the following link: <https://www.unioncity.org/DocumentCenter/View/1678/Public-Services-Needs-Assessment---September-2016?bidId=>

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Although the City of Union City does not have a lead-based paint reduction program at this time, all federally required protocol in the identification and amelioration of lead-based paint hazards are followed as part of its Housing Rehabilitation program. See Alameda County LEAD Program update for actions to reduce lead-based paint hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City seeks to support programs and policies that are designed to effectively reduce poverty and promote self-sufficiency. Support was given to those public services that specifically address the systemic roots of poverty within the community, such as unemployment, addiction, and illiteracy. Through CDBG and other available funding, the City will continue to support those programs that:

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

For example, this year the City provided funding to 4C's of Alameda County which provides microenterprise assistance to low income residents seeking to start and operate in-home childcare businesses. This provides business opportunities and job training for low income individuals while also increasing the number of childcare providers in the City.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City's departments work openly and efficiently together to further the City's goals. The City also works with social service agencies, for profit and non-profit developers, other cities, the County of Alameda, the State of California, and the Federal Government to ensure the effective delivery of services to the community. The City also participates in the Alameda County HOME Consortium and EveryOne Home.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City took following actions to enhance coordination between public and private housing and social service agencies:

- The City has worked with and continues to work with housing developers to develop extremely-low, very low and low income housing units throughout the City
- Continued to participate in the HOME Consortium's Technical Advisory Committee
- Encouraged collaboration and cooperation among local service providers

- Continued to participate in EveryOne Home
- Continued to fund nonprofit agencies serving low income residents
- Continued to build and improve relationships with local service providers
- Worked with Alameda County's Healthy Homes Department to provide housing repairs and rehabilitation throughout the community
- Continued to collaborate with the school district and faith-based organizations to operate the CAREavan program
- Conducted a Public Services Needs Assessment Study with the goal of identifying ways the City and services providers can be more efficient and effective in providing services to the community

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In PY19, the Alameda County HOME Consortium completed an Analysis of Impediments to Fair Housing Choice (AI). The City took the following actions to meet and address the policies identified in the AI.

Policy 1: Promote fair housing enforcement and outreach.

Actions: The City will continue to contract with fair housing service providers, increase resident access to fair housing services, and continue to fund housing placement services.

Policy 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.

Actions: Promote new fair housing laws, periodically review their existing inclusionary housing in-lieu fees and/or housing impact fees and jobs-housing linkage fee programs if applicable, aim to implement the programs described in the Housing Element, continue to incorporate these regional AI goals, continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals, and work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area.

Policy 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.

Actions: Educate tenants and landlords on new fair housing laws.

Policy 4: Preserve and rehabilitate existing affordable housing stock.

Actions: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.

Policy 5: Increase the number of affordable housing units.

Action: Prioritize the production of affordable housing units and continue all existing programs to support development of local affordable housing units.

Policy 6: Increase homeownership among low- and moderate-income households.

Action: Create a shared list of lenders countywide that can help buyers access below-market-rate loans and locally sponsored down payment and mortgage assistance programs, and allocate funds for

homeownership programs that support low- and moderate-income households.

Policy 7: Participating jurisdictions will continue to support or will explore new programs that provide financial support for job training programs to lower-income individuals.

Action: Continue to support or will explore new programs that provide financial support for job training programs and continue to provide financial support for homeless services.

Policy 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.

Action: Continue to assist in advertising the availability of subsidized rental units, explore the creation of a countywide affordable housing database, continue promoting 211's affordable housing database with current information, and increase marketing efforts of affordable housing units to people that typically face barriers and discrimination in fair housing choice.

Policy 9: Participating jurisdictions will pursue local, state, and federal funding sources as they become available.

Action: Continue to pursue local, state, and federal funding sources as they become available.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used 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 monitors its programs to ensure that projects are in compliance with federal regulations and the objectives of the community. The City spells out monitoring requirements in its agreements with nonprofits subgrantees, housing owners, and agreements with other public agencies. By incorporating performance requirements and reporting procedures, including outlines of specific objectives, timelines and budgets, the City is able to evaluate performance. Procedures for monitoring include:

- Monitoring subgrantee performance reports and request for reimbursements on a quarterly basis
- Regular onsite monitoring
- Annual review of audits for continuing subgrantees
- Onsite monitoring of construction progress and labor monitoring (when applicable) and project oversight by City's Public Works Department, as needed
- Ongoing monitoring of affordable rental projects
- Monitoring of HOME-funded projects
- Ongoing monitoring of affordable ownership units citywide
- Review of project expenses
- Housing Element Annual Reports

For FY 19/20, the City conducted CDBG desk reviews of its public service grantees including reviewing quarterly reports submitted by the grantees. Due to the COVID-19 pandemic, the City was not able to conduct onsite monitoring visits but will do so once the public health crisis subsides. At this point, no findings have been issued.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A fifteen (15) day public review period for the draft version of the CAPER was held from September 8 to September 23, 2020 and the CAPER was made available on the City's website. The City Council held a public hearing on the CAPER at their September 22, 2020 meeting and a notice was published in the Tri City Voice. Public comments the City received are included as an Attachment D.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City did not experience any changes in its program objectives this year. All of this year's CDBG activities addressed one of the objectives that were identified in the FY 19/20 Action Plan. Each year the City conducts a needs assessment and reviews the prior year performance of each CDBG activity before it allocates funding. This is to ensure that CDBG funding is being used to meet the City's objectives for the year. Additionally, each Annual Action Plan is tailored to address both the long term and short term needs of the City.

In PY19, the City of Union City felt the impacts of the COVID-19 pandemic, along with the rest of the world. Thankfully the federal government passed the CARES Act on March 27, 2020 with the purpose of providing emergency economic support for communities in need. The City of Union City received a CARES Act allocation of \$322,577 and has been diligently working to create a program to get this money to its residents. This led to the creation of the Small Business Assistance Program which is designed to help small businesses with under 25 employees who are struggling financially due to the COVID-19 pandemic.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A