

CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda - Final

Wednesday, September 20, 2017

7:00 PM

City Hall, Conference Room 2A

Community Services Commission

CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL**[MIN 17-128](#)

The Minutes of the June 21, 2017 Community Services Commission meeting are enclosed

PUBLIC COMMENTS:

The Public Comment section provides an opportunity to address the Oversight Board on items not listed on the agenda. The Board welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the Board or are within the jurisdiction of the Board as the Board is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.

INTRODUCTION OF NEW COMMISSIONERS[RPT 17-124](#)

FY 2017-2018 Election of Officers

[RPT 17-126](#)

Draft Residential Nexus and Financial Feasibility Study
Findings and Recommendations for Potential Amendments to
Affordable Housing Ordinance (AHO) and AHO Fees

[RPT 17-125](#)

Draft FY 2017 Consolidated Annual Performance and
Evaluation Report (CAPER) and FY 2018 Annual Action Plan

[RPT 17-123](#)

Community Agency Funding Process - Draft Application Update
FY 2019

COMMISSIONER ANNOUNCEMENTS**FUTURE AGENDA ITEMS**

DISCUSS REVISED ARCS STRUCTURE

REVIEW EVERYONE HOME 2017 PIT HAYWARD SPECIFIC REPORT

REVIEW OF DRAFT APPLICATION

ANNUAL PERFORMANCE OF FUNDED AGENCIES

REVIEW COUNCIL STRATEGIC INITIATIVES**ADJOURNMENT**

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Manager at (510) 583-4300 or TDD (510) 247-3340.



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777 B Street
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File #: MIN 17-128

DATE: September 20, 2017

TO: Community Service Commission

FROM: Director of Library and Community Services

SUBJECT

The Minutes of the June 21, 2017 Community Services Commission meeting are enclosed

RECOMMENDATION

That the Community Services Commission review and approve the Minutes of the Community Services Commission meeting on June 21, 2017

ATTACHMENTS

Attachment I: Minutes of the June 21, 2017 Community Services Commission Meeting

MINUTES

City of Hayward Community Services Commission
June 21, 2017 @ 7:00 PM
Hayward City Hall
777 B Street, Hayward, CA 94541
Conference Room 2A

Call to Order

Chairperson Bonilla called the meeting to order at 7:05 p.m.

Ms. Franco conducted roll call. Commissioners in Attendance were Araujo, Bonilla, Fagalde, Glover-Gardin, Guzman, Isais, Kassouf, Moore, Roche and Samayoa. Commissioners Balram, Davis, Guzman, Macmadu, Mehdavi and Zargar were absent. Staff in attendance were Sean Reinhart, Director of Library and Community Services, Dana Bailey, Community Services Manager, Monica Davis, Management Analyst II and Lara Franco, Administrative Assistant III. Visitor in attendance was Karen Morrell. Council Member in attendance was Elisa Márquez.

Council Member Márquez announced there will be an All-American Festival in Hayward July 1st.

Minutes from the May 17, 2017 Regular Meeting were approved.

Debrief: City Council & CSC Committee Joint Work Session May 23, 2017. Commissioner Isais provided a summary of the CSC Committee and City Council joint work session.

Report of the Biennial Review of the Community Development Block Grant program fund by Director Reinhart. Director Reinhart presented the funding process for CDBG funds including historical background on past projects and financial reporting to HUD. Director Reinhart also went over current and future projects for CDBG funds that are aligned with City Council priorities. A discussion ensued with Commissioners providing their input on how they would like to see CDBG funds disbursed in the City of Hayward.

Update from Anti-Discrimination Task Force Liaison Commissioner Moore. Commissioner Moore provided a review of the projects currently being worked on by the Task Force.

The Commission moved to have an attendance-optional July dinner meeting and August recess.

Commissioner Announcements. Commissioner Fagalde encouraged the Commission to attend the All-American Festival in the Tennyson area on July 1st.

Ms. Bailey announced the Alameda County Transportation Commission is looking for commissioners. Ms. Bailey announced the transfer of Ms. Davis to the Finance Department.

Future Agenda Items

- Commission best practices
- Discuss: Changing demographic trends in Hayward
- Review: Gaps in available funding
- Review Everyone Home

Chairperson Bonilla adjourned the meeting at 8:42pm.



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File #: RPT 17-124

Date: September 20, 2017
To: Community Services Commission
From: Dana Bailey, Community Services Manager
Thru: Sean Reinhart, Director of Library and Community Services
Subject: **FY 2017-2018 CSC Election of Officers**

Per the [Community Services Commission By-Laws <https://www.hayward-ca.gov/your-government/boards-commissions/community-services-commission>](https://www.hayward-ca.gov/your-government/boards-commissions/community-services-commission), Article IV, Section 401, the Commission “shall elect from the CSC members the Chairperson, Vice-Chairperson, and Parliamentarian at the September regular meeting and install them to serve a term of one year or until their successors have been elected. Elected Officers may succeed themselves one or more times, but generally not more than twice.”

Elections for the offices of Chairperson, Vice-Chairperson, and Parliamentarian shall be held during the regular public meeting at 7:00 p.m. on Wednesday, September 20, 2017. The Commission shall follow its customary procedure for Election of Officers, which shall be reviewed in detail during the meeting prior to the election taking place.

The duties of Commission Officers are outlined in Article V, Sections 501-503 of the Commission By-Laws as follows:

SECTION 501. The Chairperson shall preside at the regular and special called meetings of the Commission. He or she shall perform all duties incident to his or her office and such other duties as may be required by the Hayward City Charter, Hayward Municipal Code, City Council Resolutions and these Bylaws. The Chairperson shall appoint all committees and shall be an *ex officio* member of all committees.

SECTION 502. The Vice-Chairperson shall act in the absence of the Chairperson or in the event of the Chairperson’s inability or refusal to act. The Vice-Chairperson shall also serve as the Chairperson of the Public Services Application Review Committee.

SECTION 503. The Parliamentarian shall act in the absence of the Chairperson and Vice-Chairperson, or in the event of the Chairperson or Vice-Chairperson refusal to act. Parliamentarian shall provide expert guidance related to the bylaws and keep order within the CSC meetings.



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File #: RPT 17-126

DATE: September 20, 2017

TO: Community Service Commission

FROM: Director of Library and Community Services

SUBJECT

Draft Residential Nexus and Financial Feasibility Study Findings and Recommendations for Potential Amendments to Affordable Housing Ordinance (AHO) and AHO Fees

RECOMMENDATION

That the Commission review the Draft Residential Nexus and Financial Feasibility Study Findings and Recommendations for Potential Amendments to Affordable Housing Ordinance (AHO) and AHO Fees

ATTACHMENTS

Attachment I. Draft Residential Nexus and Financial Feasibility Study Findings and Recommendations for Potential Amendments to Affordable Housing Ordinance (AHO) and AHO Fees

Date: September 20, 2017
To: Community Services Commission
From: Omar Cortez, Acting Housing Manager
Thru: Sean Reinhart, Director of Library and Community Services
Subject: Draft Residential Nexus and Financial Feasibility Study Findings and Recommendations for Potential Amendments to Affordable Housing Ordinance (AHO) and AHO Fees

Background

On June 3, 2003, to help mitigate the effects of the housing affordability crisis that had worsened during the preceding decades, the City Council adopted an Inclusionary Housing Ordinance (the "IHO-2003").

In 2010, due to the downturn in residential construction caused by the Great Recession, as well as a recent case law¹ that no longer permits inclusionary requirements in most rental projects, the City adopted an Interim Relief Ordinance that reduced the IHO-2003 requirements in for-sale projects and exempted rental housing developments from all IHO-2003 requirements.

On January 27, 2015, the City Council adopted the Affordable Housing Ordinance (the "AHO") currently in effect. The AHO requires developers of projects with twenty (20) units or more to mitigate the impact of new residential development on the need for affordable housing. Council separately adopted Affordable Housing Impact Fees (the "Fees") that work in conjunction with the AHO.

Discussion

Hayward's AHO requirements are comparatively lower than those of nearby jurisdictions as the obligations reflect, for the most part, the Interim Relief Ordinance provisions, which, at the time, the City Council chose to maintain. However, during the last few years, particularly since the adoption of the AHO, rising home prices and rents have strengthened the housing market in Hayward and the City is now experiencing an uptick in residential development activity.

On the other hand, the escalation in prices and rents has exacerbated local housing affordability challenges. Local residents, particularly, those of lower incomes, are not able to afford housing in Hayward. For this reason, the City Council has directed staff to re-evaluate the AHO for potential requirement increases. To this end, staff recommended that a Nexus and Feasibility Study (the "Study") be updated as the nexus analysis establishes maximum supportable Fee levels applicable to residential developments while the feasibility part of the Study assesses the potential impacts that new Fees could have on the feasibility of those developments.

Staff has retained Keyser Marston and Associates, Inc. (KMA) to conduct the Study and has asked them to help the City consider three important areas: a) increasing the Fees to a level that incentivizes the developer to provide affordable units; b) eliminate the option to pay the Fees in ownership projects; and c) to lower the applicability threshold of the requirements.

¹ Such as the *Palmer/Sixth Street Properties v. City of Los Angeles*: 175 Cal.App.4th 1396 (2009) 96 Cal.Rptr.3d 875; *PALMER/SIXTH STREET PROPERTIES, L.P., et al., Plaintiffs and Respondents, v. CITY OF LOS ANGELES, Defendant and Appellant*. No. B206102. Court of Appeals of California, Second District, Division Four. July 22, 2009.

A summary of the methodology and assumptions and key findings and recommendations of the Study in PowerPoint format will be presented at the Commission meeting.

Next Steps

As part of the stakeholders and community outreach efforts in connection with this update of the AHO, staff will hold a meeting with key stakeholders on September 21. These include representatives of the development community (both market rate and affordable), housing advocates, and other area housing-related organizations.

AHO-amendment recommendations will be brought forward to the City Council at a work session that is currently scheduled for October 17. In addition to the input from stakeholders and the community gathered during the outreach process, the recommendations will reflect:

- 1) The findings of the Study
- 2) The housing policy objectives, as specified in the City's Housing Element
- 3) The inclusionary requirements in nearby jurisdictions
- 4) Requirements high enough that ensure that new market rate residential projects help mitigate their impact on the local need for affordable housing
- 5) Requirements low enough that do not discourage local residential development.



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File #: RPT 17-125

Date: September 20, 2017
To: Community Services Commission
From: Dana Bailey, Community Services Manager
Thru: Sean Reinhart, Director of Library and Community Services
Subject: **Draft FY 2017 Consolidated Annual Performance and Evaluation Report (CAPER) and FY 2018 Annual Action Plan**

The regular CSC meeting at 7:00 p.m. on Wednesday, September 20, 2017 shall serve as a public hearing and opportunity to comment on the City of Hayward FY 2016-17 DRAFT Consolidated Annual Performance and Evaluation Report(CAPER). Staff also will present the City of Hayward Annual Action Plan for review and comment at meeting.

This City of Hayward receives federal funding from the U.S. Department of Housing and Urban Development (HUD) for housing and community development programs including Community Development Block Grant (CDBG).

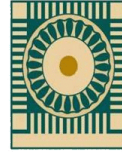
HUD requires all local jurisdictions that receive CDBG and related federal funds to prepare five-year Consolidated Plans. The Consolidated Plan is coordinated at the County level with input from municipalities, and outlines needs, strategies, priorities, and programs for the expenditure of federal funds in local communities. In May 2010, the City of Hayward and the Alameda County HOME Consortium adopted a Five-Year Consolidated Plan for Fiscal Years 2015 through 2020.

The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in by the Consolidated Plan.

The City of Hayward annually reports its accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER).

The draft CAPER for FY 2017 is included with this report as Attachment I. The Annual Action Plan is included with this report as Attachment II. Both documents also are available online at the following URL: <https://www.hayward-ca.gov/your-government/departments/library-community-services/programs/community-development-block-grant-cdbg>

Attachments:
Attachment I Draft FY 2017 Consolidated Annual Performance and Evaluation Report (CAPER)
Attachment II FY 2018 Annual Action Plan



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**CONSOLIDATED
ANNUAL
PERFORMANCE AND
EVALUATION
REPORT (CAPER)**

FY 2016-2017

ALAMEDA COUNTY HOME CONSORTIUM

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Disclaimer: This document is a draft, and provided as a courtesy. This document is not to be considered the final FY 2016-2017 CAPER. Because it is a work in progress, there are parts that may be revised, including accomplishment data, page numbers and references. All information contained herein is subject to change upon further review

I. CR-05 - GOALS AND OUTCOMES

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

The City of Hayward conducted activities during FY 2016-2017 to support local housing, community and economic development efforts. The City managed or implemented each activity in a manner consistent with the certifications presented in the FY 2016-2017 Annual Action Plan, including:

- Affirmatively furthering fair housing;
- Following an anti-displacement and relocation plan;
- Providing a drug-free workplace;
- Ensuring no federal funds were used for lobbying; and
- Implementing activities that are consistent with all components of the 5-Year Consolidated Plan.

Finally, the Housing Rehabilitation Program provided grants to twelve low-income senior households during this reporting period. Many of the homes that received financial assistance for significant repairs required larger grant amounts allocated to each household, resulting in fewer households assisted than projected. Additionally, the City has begun working with Rebuilding Together to provide smaller and less costly repairs and Habitat for Humanity through the State's CalHome loan program for mobile home repairs.

All other FY 2016-2017 projects well exceeded proposed goals. In general, the needs of low-income Hayward residents are more than the limited availability of funds. Sub-grantees continue to serve more clients each program year despite relatively stagnant financial resources. This is especially true of projects that provide public services. Goals and outcomes related to each CDBG project are included in Table 1.

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)

Activities were consistent with the goals and objectives of the 2016-2017 Annual Action Plan. Five projects outlined remain open at this time and include the following: Two economic development projects which include small business loans and are currently being tracked by the City's Economic Development team with a goal of closure by end of PY 2017; and three infrastructure projects which will be closed in the coming months.

Goal	Category	Indicator	Unit of Measure	Actual Program Year
Affordable Housing	Affordable Housing	Rental units constructed	Household Housing Unit	0
		Homeowner Housing Rehabilitated	Household Housing Unit	80

		Housing for People with HIV/AIDS added	Household Housing Unit	0
Community and Economic Development	Non-Housing Community Development	Jobs created/retained	Jobs	38
		Businesses assisted	Businesses Assisted	12
Homelessness Prevention	Homeless	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	8
		Homeless Person Overnight Shelter	Persons Assisted	0
		Homelessness Prevention (excludes homeless shelter or RRH)	Persons Assisted	920
Neighborhood Facilities and Improvements	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Housing (including homeless facilities)	Persons Assisted	51,119
		Facade treatment/business building rehabilitation	Business	0
Non-Homeless Special Needs	Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,351

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

The City has prioritized homelessness prevention and neighborhood improvements related to ADA accessibility and health and safety in its strategic efforts. City Council has addressed homelessness by providing housing first funding resources and maintaining safety net resources such as emergency shelters and legal services that prevent homelessness. The City remains an active participant of the EveryOne Home countywide consortium to end homelessness.

A significant portion of the remainder of funds were utilized for ADA accessibility projects and health and safety upgrades primarily to address improved safety for seniors, as Hayward has a sizable aging population. ADA accessibility projects include accessible restrooms at a local recreation facility, and an emergency room that serves the majority extremely low income individuals within the City of Hayward, as well repairs to increase mobility and improved safety for seniors. Health and safety upgrades to the City's Family Emergency Shelter are in process and are expected to be completed by end of PY 2017.

It is important to note that the accomplishment data for FY 2016-2017 includes programs that were

outlined in past years' action plans. This data is included in the FY 2016-2017 reported pulled from IDIS, for example PR-03, because accomplishments or final requests from reimbursement from HUD through the LOCCS system took place after the end of the program year. Other projects were closed out after the one year mark due to their complex nature – for example the HPN Streets Improvement Project. Providing all data relating to PR 2016 reports available in IDIS, is consistent with HUD guidance on proper reporting policies and procedures and provides for consistency in system reports.

II. CR-10 - RACIAL AND ETHNIC COMPOSITION

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

	CDBG
White	24,099
Black or African American	6,593
Asian	5,781
American Indian or American Native	5,372
Native Hawaiian or Another Pacific Islander	1,513
Black/White	9
Asian/White	14
White/Native American	0
Black/Native American	1
Multi-racial or Other	11,134
Total	54,516
Hispanic	18,029
Not Hispanic	36,487

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

Narrative

The information reported on people is the sum of information reported by the PR-03 Report in IDIS for Program Year 2016. This includes some programs that were funded in past years, but accomplishments or final disbursements were reported after September 30th of their program year. The information reported on families is generated by the online reporting system, Integrated Disbursement & Information Systems (IDIS). More detailed information regarding the ethnic and income information for each project can be found at Attachment 1 – 2016 Accomplishment Data. Programs with NA for accomplishments are still in process, namely complicated infrastructure projects that will be reporting accomplishments in 2018.

III. CR-15 - RESOURCES AND INVESTMENTS

Identify the resources made available

The City of Hayward utilized resources from the Federal government, Alameda County Measure-B Sales Tax funds, and City General Funds to support housing and community development activities during FY 2016-2017. These resources were leveraged with investments made by private and non-profit organizations. The following section describes each funding source used during the year.

Federal Funding Sources

The City of Hayward directly receives Community Development Block Grant (CDBG) federal funds from the U.S. Department of Housing and Urban Development (HUD). Additionally, there are other federal programs that provide resources for housing and community development projects through private developers and other governmental agencies.

Community Development Block Grant (CDBG) Program

CDBG funds are made available to the City on an entitlement basis. The exact amount of funds allocated to the City is based on a HUD formula that incorporates several urban characteristics including population, age and condition of the City's housing stock, demographics, and incidence of poverty. In FY 2016-2017, the City's entitlement allocation was roughly \$1.4million. The entitlement allocation was appropriated for a variety of housing-related and community development projects benefitting low and moderate-income families. Program Income was directed towards expenses related to Administration. The Revolving Loan Funds currently remain unallocated while the City restructures its Small Business Assistance program.

HOME Investment Partnership Program

In FY 2016-2017, the City received an allocation of approximately \$270,000 as a participant in the Alameda County HOME Consortium. These funds are being used to expand the availability of affordable housing to benefit low income families.

HUD Section 8 Rental Assistance Funds

Section 8 is a federally funded, locally administered rental assistance program for low-income families, senior citizens, and persons with disabilities. The Alameda County Housing Authority administers the Section 8 rental subsidy program for most Alameda County jurisdictions, including the City of Hayward.

Housing Opportunities for Persons with AIDS (HOPWA)

HUD makes funding available through the Housing Opportunities for Persons with AIDS program for a variety of housing and supportive services activities for persons living with HIV and AIDS. The Alameda County Department of Housing and Community Development administers the HOPWA program for Alameda County. HOPWA funded activities serve all Alameda County jurisdictions. The City of Hayward coordinates with Alameda County in providing accessibility/barrier removal grants to rehabilitate units in Hayward for people receiving HOPWA services. Please refer to Alameda County's FY 2016-2017 CAPER for information regarding HOPWA-funded programs and projects.

Supportive Housing Program (SHP)

This HUD program implements the McKinney Act and is designed to promote the development of supportive housing and services for homeless persons. SHP funds can be used for acquisition, rehabilitation, new construction, operating costs and supportive services. The Alameda County Department of Housing and Community Development administers the SHP on a county-wide basis. Please refer to the Urban County section of Alameda County's FY 2016-2017 CAPER for programs and projects funded through SHP during this period.

State Funding Sources

State of California Department of Housing and Community Development (HCD)

HCD is the State agency that establishes the requirements for general plan housing elements. State law mandates that each jurisdiction in California prepare an element of their general plan that identifies local housing issues, determines housing needs, and establishes a housing strategy that addresses those needs.

in a manner that is consistent with adopted goals and policies. HCD provides oversight, technical assistance for housing element-related issues, and reviews and certifies the City's Housing Element of its General Plan. The City works with the State HCD during the preparation and approval of the Housing Element. HCD Also provides funding for different affordable housing projects and programs as that funding becomes available. The City applies for State HCD funding when proposed projects and programs become feasible, are ready for implementation, and demonstrate readiness. As previously mentioned, the City partners with Habitat for Humanity which received CalHome funding to improve mobile homes in Hayward.

Local Funding Sources

Mortgage Credit Certificates

The California Debt Limit Allocation Committee is responsible for allocating Mortgage Credit Certificates (MCC). These certificates provide qualified homebuyers special tax benefits that help them afford a home loan. The Alameda County Housing and Community Development Department administers the MCC program for the City of Hayward.

Alameda County Measure B (Sales Tax) Paratransit Transportation Funds

The Alameda County Transportation Improvement Authority (ACTIA) allocated approximately \$800,000 in Measure B Base Program funds to the City of Hayward's Paratransit program in FY 2016-2017. Over 17,000 rides were provided to and from medical appointments and other destinations.

City of Hayward General Fund

The City's Social Services Program awards General Fund grants to local and regional social service providers that serve low-income Hayward residents. Approximately \$450,000 was allocated by the City from its General Fund to support the delivery of social services to low-income Hayward residents in FY 2016-2017. These funds were used to support services that address community needs.

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.

CDBG and HOME funds leveraged additional resources such as City General Funds, and County Measure B funds to support Homelessness Prevention, Community and Economic Development, and Non-Homeless Special Needs projects. Total resources from General, State and Measure B funds totaled over \$1.5 million, well more than a 1:1 match ration. Private investments were also leveraged in the development of additional affordable housing.

IV. CR-20 - AFFORDABLE HOUSING

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.

	Actual
Number of homeless households to be provided affordable housing units	8
Number of non-homeless households to be provided affordable housing units	12
Number of special-needs households to be provided affordable housing units	21
Total	

Table 3- Number of Households

	Actual
Number of households supported through rental assistance	8
Number of households supported through the production of new units	21
Number of households supported through the rehab of existing units	80
Number of households supported through the acquisition of existing units	0
Total	

Table 4 - Number of Households Supported

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

During the reporting period, twenty-one (21) new rental housing units affordable to very low-income seniors, plus one manager's unit, were completed at Weinreb Place, also known as the B & Grand Senior Housing project. Funding for this project included a HUD 202 allocation, low-income housing tax credits, and tax-exempt multifamily housing revenue bonds. The bonds were issued by the City. In addition to transferring the site for \$1.00 to the developer, the City also provided \$1,875,000 to enhance the project feasibility. This amount included two soft loans from federal sources: a \$775,000 HOME loan and a \$1,100,000 Housing Development Action Grant loan. Six units in the development were designated as HOME units.

Project Independence (PI) provides tenant based rental assistance for emancipated youth, a program implemented by Abode Services. Youth served are between the ages 18-24 in Alameda County and have aged out of the foster care system. The City of Hayward supported rental subsidies for an average of twelve units and eighteen youth. PI's outcomes exceeded the goals projected for special-needs and rental assistance.

Habitat for Humanity East Bay/Silicon Valley's proposal for this new homeownership development calls for the construction of ten single-family homes affordable to low- and very low-income families – those earning at-or-below 80% and 50% of the Area Median Income. Long-term affordability restrictions will be ensured through legal covenants recorded on the homes pursuant to the regulations governing the use

of the different sources of funding for the Project, including CRL, and State HCD BEGIN and CalHome programs. To make the homes more affordable, Habitat will utilize its successful “sweat equity” model where homebuyers must spend 500 hours working on their new homes in lieu of a down payment. Habitat will also help the homebuyers secure affordable 30-year fixed mortgages. Habitat incorporates green building materials and techniques in its construction practices, so each home will be energy efficient and will provide a healthy environment for its residents.

An additional project, the South Hayward BART Affordable Housing Project that will result in the creation of 151 new affordable housing units is underway. The South Hayward BART Affordable Housing Project includes the development of 151 units, including 86 affordable units to low-income families, 64 affordable units to low-income seniors, and one manager’s unit. Demolition of existing structures on the site was completed in FY 13-14 and construction started at the end of 2014. Project completion is expected by the summer of 2016.

This report will be updated to reflect additional narrative and data regarding the City’s progress in providing access to affordable housing as it becomes available.

Discuss how these outcomes will impact future annual action plans.

In collaboration with other jurisdictions and Alameda County, the City, as a participant in the HOME Consortium has conducted an Analysis of Impediments to Fair Housing (AI). Additionally, Alameda County jurisdictions conducted a comprehensive survey to seek stakeholder input and analyze countywide data to determine area needs related to Affordable Housing for its FY 2015-2019 Consolidated Plan. The findings of this survey are included in the Consolidated Plan and in combination with the results of the new Analysis of Impediments and Consolidated Planning efforts, will be considered when establishing future Affordable Housing goals in the Annual Action Plans.

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

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	46	18
Low-income	30	21
Moderate-income	4	0
Total		

Table 5 – Number of Persons Served

All 9 participants of the Housing First program were chronically homeless individuals that were eligible as Extremely Low-Income individuals; in addition, 46 families who received housing rehabilitation assistance in PY 2016 PR-03, also fell into this income bracket. The remaining other families that received housing rehabilitation assistance were Low-Income seniors.

Project Independence’s 18 participants meet income criteria for Extremely Low-Income individuals. The 21 new rental housing units completed at Weinreb place are occupied by very low-income seniors.

V. CR-25 - HOMELESS AND OTHER SPECIAL NEEDS

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 FY 2016-2017 the City funded Abode Services using general fund dollars to provide street outreach to chronically homeless persons and families. In addition to outreach efforts, the Abode Services provided needs assessments, case management, and housing placement services. Additionally, the City utilized CDBG Economic Development funds to provide support to Downtown Streets Team which works with currently unsheltered individuals develop skills, place them in stable employment, and find stable housing. Downtown Streets Team provides comprehensive case management to those in their program at every stage in their journey out of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City funded two emergency shelter housing service programs during this reporting period utilizing City General Funds. Funds were prioritized to some of the most vulnerable target populations. This included Ruby's Place, which provided shelter to homeless women and children survivors of domestic violence as well as victims of human trafficking, and the Family Emergency Shelter Coalition, which provides shelter to families with children. The City also funded facility rehabilitation Family Emergency Shelter Coalition. City General Funds were also used to fund permanent supportive housing for 8 individuals through the Abode AC Impact program, as well as street outreach service through AC Impact for over 50 individuals.

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 City is an active participant in the EveryOne Home consortium. EveryOne Home is a community-based organization formed to coordinate the implementation of the EveryOne Home Plan. The EveryOne Home Plan is a comprehensive blueprint to end homelessness, including chronic homelessness, by the year 2020, and address the housing needs of extremely low income persons living with serious mental illness and/or HIV/AIDS. The Plan employs five core strategies:

- Prevent homelessness and other housing crises;
- Increase housing opportunities for the Plan's target populations by 15,000 units;
- Deliver flexible services to support stability and independence;
- Measure success and report outcomes; and
- Develop long-term leadership and public support for ending homelessness.

These efforts support the development of affordable housing, homelessness prevention, housing retention, and countywide coordinated intake and assessment to best serve the needs of homeless

individuals and families and those at-risk of homelessness. The City allocates a portion of its Administrative Cap to fund its contribution of the EveryOne Home 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

Multiple projects were funded with both City general fund (GF) and CDBG to support homelessness prevention efforts for low-income families. Centro Legal De La Raza (GF) offered legal services, focused on helping low-income households retain their rental housing. Eden Council for Hope and Opportunity (CDBG) administers a Fair Housing and Tenant Landlord program, providing tenant rights education and conflict mediation, as well as investigation of discriminatory housing practices. Family Violence Law Center (GF) assisted low-income survivors of domestic violence with legal and housing placement services to secure their safety and avoid homelessness. Legal Assistance for Seniors (GF) assisted keeping low income seniors stably housed, and connected to services. Additionally, the City allocated General Funds to Eden Information and Referral to refer low-income clients with information related to all safety net resources such as health care, emergency food, mental health services, youth programs, and all other services.

VI. CR-30 - PUBLIC HOUSING

Actions taken to address the needs of public housing

The City does not directly manage public housing. Public housing efforts are managed and implemented by the Housing Authority of Alameda County. To the furthest extent that it makes sense, the City works with the Housing Authority to analyze data to understand the public housing needs in Hayward.

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

The City funds several public services projects that provide training and education to low-income residents regarding self-sufficiency, tenant rights, and homeownership options. The City is also exploring development of a First-Time Homebuyer Assistance Program in partnership with Alameda County utilizing dollars from bond Measure A1 passed by voters last year. Legal Assistance for Seniors which is funded with local dollars assists in helping seniors stay in their homes, rather than enter into reverse mortgages with predatory terms and conditions.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of Alameda County administers public housing countywide and includes Hayward in its service area. The Housing Authority has had waitlists for public housing units for quite some time, as the need for public housing exceeds availability. The City works to assist affordable housing efforts through homelessness prevention programs, leveraging resources to provide permanent supportive housing, and by partnering with developers to increase the stock of affordable housing. These efforts are in tandem with and assist the Housing Authority.

VII. CR-35 OTHER ACTIONS

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.

Many factors inhibit the development of affordable housing in Hayward including the high cost of financing affordable housing projects, scarcity of sites and difficulty developing community support. The City of Hayward actively sought to address these barriers through, but not limited to, the adoption of the Mission Boulevard Corridor Specific Plan and Form-Based Code and an update to the City's Housing Element.

In January 2014, City Council adopted the Mission Boulevard Corridor Specific Plan and Form-Based Code. The plan seeks to transform State Route 238, a main corridor in the City, from a corridor of vacant automobile dealerships, underutilized commercial property, and deteriorated buildings, to a vibrant area of civic pride. The Form-Based Code rezoned approximately 240 Acres and 600 Parcels along two miles of the Mission Boulevard Corridor from Harder Road to the Northern City boundary, to mixed use zoning districts from primarily commercial zoning districts. The code includes changes in development standards and parking requirements that should make it easier to develop housing units in the plan area.

The City's updated housing element was deemed to be following State Housing Element law by HCD in March 2015. Hayward's updated Housing Element contains several policies and related implementation programs to preserve existing affordable housing and to incentivize affordable housing development. Among the tools to incentivize new affordable housing development called for in the Housing Element are density bonuses (and other incentives) and the review and adjustment of development standards and fees that represent a constraint to affordable housing development.

Cost of Land and Development Fees

Hayward's development fees are in the middle to lower-middle range when compared with other cities in Alameda County and are not considered to be an impediment to the development of affordable housing. Land prices have increased in Hayward during the last several years. However, these prices are lower than land costs in cities to the east and south and comparable to cities to the north and are not an impediment to the development of affordable housing.

City Ordinances

The City has adopted and is implementing two laws intended to increase affordable housing: 1) The Inclusionary Housing Ordinance (IHO) which became effective January 1, 2004 and requires for-profit developers to provide 15% of units to be affordable to owner-occupants at or below 120% AMI, or to renters (divided equally) at or below 50% AMI and 6% AMI. With City Council approval, developers may provide units off-site or pay in-lieu fees; and 2) the Density Bonus Ordinance which provides a Density Bonus to developers in exchange for the development of affordable or senior housing units.

Development Approval Permit Process

The City of Hayward continues to streamline the development approval process. The time to process permits has been reduced by at least 40% for most major permit types. In addition, the City utilizes a

computer-based development tracking system that makes information available to customers on the Internet. The City offers pre-application and code assistance meetings to respond to developer questions about the permit process prior to application submittal. By answering these questions early in the development process, development applications are processed quicker and with fewer requests from the City for revisions. The permit process is not a barrier to the development of affordable housing.

Design Standards

The City requires that all new and rehabilitated housing developments, whether market-rate or affordable, meet design standards and have an appropriate number of parking spaces. These design standards also seek to ensure the health and safety of occupants. These standards are not a barrier to the development of affordable housing. Requiring affordable housing developments to meet the design standards helps community acceptance of these projects since they often appear the same, if not better, than many market-rate developments.

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

Providing services for those with special or underserved needs may prevent these individuals from becoming homeless, and supports the City's anti-poverty strategy. In FY 2016-2017, the City utilized its General Funds to provide resources and participate with other jurisdictions to jointly fund non-housing service-enriched special needs projects that benefit Hayward residents with underserved needs.

City General Funded Programs

In FY 2016-2017 City Council allocated \$450,000 of City General Funds to support non-housing related community services. Activities supported through this program reflect the City's commitment to addressing the wide range of social services programs that exist to serve low income residents living in Hayward, particularly youth, seniors, and people with disabilities.

City of Hayward Paratransit Program

Approximately \$800,000 in Alameda County Measure B sales tax revenues were expended in FY 2016-2017 to operate the Hayward Paratransit Program. This program provided over 17,000 affordable, accessible, door-to-door rides for seniors and people with disabilities that do not have access to other forms of public or private transportation. The City of Hayward also funds four outside organizations – Alzheimer's Services of the East Bay, Community Resources for Independent Living, LIFE Elder Care and Services Opportunities for Seniors: Meals on Wheels - using a combined \$300,000 in Measure B funds. During FY 2016-2017 these programs served over 1,700 low income seniors with 181 rides for Alzheimer's patients, 83 travel training presentations, and over 35,000 meals served.

The City's Community Services Division continues to seek out additional funding sources to meet the needs of special and underserved populations.

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

Per the Alameda County Lead Abatement Program, Hayward has approximately 34,700 pre-1978 housing units. These units may contain lead-based paint. In accordance with the HUD/EPA regulations, City rehabilitation staff received certification as Lead Supervisors. These staff members applied the lead regulations affecting property rehabilitation with CDBG funds. The new EPA's new Renovation, Repair, and Painting (RRP) Rule, which affects HUD funded residential rehabilitation, went into effect on April 22, 2010, and the City has modified its contracting and rehabilitation procedures to comply with these new

regulations.

The City of Hayward implemented numerous strategies to mitigate any lead-based paint issues. All contracts specify agreement and compliance with Lead Safe Work Practices. Rehabilitation projects conducted on properties built before 1978 are tested for lead, with results shared with each homeowner and any lead found mitigated prior to work on the home if applicable. The City's Senior Housing Rehabilitation Specialist is trained and certified in Lead Safe Work Practices. The specialist provided lead information to all homeowners that receive residential rehabilitation services. The City also required that all subcontractors attend Lead Safe Work Practices training and certification, with expenses paid for by the City. Finally, the City maintained all lead testing survey and data results.

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

The City's anti-poverty strategy is to partner with other agencies whose focus is improving opportunities for low-income families, youth, single adults and persons with disabilities who need shelter, prevention, and intervention activities to improve their lives. During FY 2016-2017, the City partnered with other public, private and non-profit organizations in implementing innovative programs to meet these needs. The City of Hayward also provides direct service through the Family Education Program. This program serves over one-thousand low income students and their parents with homework support, English language skills and literacy tutoring. This provides a comprehensive wrap around service model which will help lift Hayward's most vulnerable families out of poverty.

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

The City of Hayward implemented housing and community development programs within a structure that includes various public and private agencies and organizations. The Available Resource section above describes the function of each resource within the structure. Additionally, the City regularly monitors progress on activities carried out in the Action Plan to ensure compliance with program requirements. The overall process begins with the identification of needs, evaluating applications for CDBG funding, allocation process, and the annual Action Plan. Through Agreements with sub-recipients and Memoranda of Understanding (MOU's) with other public agencies, the City sets the stage by incorporating goal requirements and reporting procedures, timelines, milestones, and budgets against which performance is measured.

In FY 2016-2017, the City of Hayward staff regularly provided technical assistance to funded agencies, as well as to agencies seeking funding from the City of Hayward. Staff is constantly training and seeking out opportunities to assist community partners in developing evidence based programs that serve low income Hayward residents. Staff has also become more involved in the EveryOne Home countywide plan to end homelessness, with three current employees on various committees of the organization.

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

The City of Hayward worked closely with many private and nonprofit organizations on housing and community development activities. The City's grant funding process promotes collaboration and coordination between these organizations in the delivery of housing, community development and other public and social services in order to reduce duplication of effort and to maximize the use of limited public resources. The City also worked with these agencies, as well as with the primary health care institutions that serve Hayward residents on the delivery of, and access to, health care services. The City worked in close coordination with the Hayward Chamber of Commerce and many local and regional business representatives, as well as individual private Hayward resident volunteers, to address the economic

development, workforce development and human service needs of the Hayward community. Finally, the City participated in the EveryOne Home Plan. The City of Hayward continued its financial support for the Homeless Management Information System (HMIS).

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

The City funds Eden Council for Hope and Opportunity (ECHO) to overcome impediments to fair housing. The agency conducts fair housing testing to determine instances of discrimination. The agency also investigates tenant complaints of discrimination. Additionally, ECHO provides training to both landlords and tenants to increase awareness of fair housing policies and rights.

VIII. CR-40 MONITORING

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 regularly monitored progress on activities carried out in the Annual Action Plan to ensure compliance with program requirements. Evaluation took place during the application and funding process, and after sub-grantee contracting had been executed. Agreements with sub-agreements and Memoranda of Understandings (MOUs) with other public agencies set clear performance measures, reporting procedures, timeliness, and budgets against which goals were measured. City staff regularly monitored compliance with contracting requirements and performance goals through the implementation and review of quarterly performance reports, monthly reimbursement requests, and annual desk and on-site monitoring. City staff provided feedback to sub-grantees regarding areas of concern, and findings where corrective action or improvements were required. Additional Monitoring Standards and Procedures were outlined in the Alameda County HOME Consortium-wide Consolidated Plan. Contracting standards and policies and procedures can be found in the City's CDBG Policies and Procedures Manual. Information obtained from all the evaluation and monitoring efforts was used to assist in the determination of which projects to allocate CDBG funds.

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.

Each public meeting convened by City Council or the CSC was publicly noticed in advance through an Interested Parties email list, and by posting through the City Clerk's Office. Each meeting opened with a Public Comment section to provide an opportunity for members of the public to address the Commission and City Council, and to comment on the funding process and recommendations.

On September 1, 2017, a Public Hearing Notice was posted to the City of Hayward website and posted in the legal notices section of the local newspaper of record regarding the public comment period of September 8th through 22nd, the September 20th Public Hearing held by the City of Hayward, and the availability of the Draft CAPER for public review. A public hearing was held on September 20th at Hayward City Hall for interested parties to provide public comments regarding the 2016-2017 Draft CAPER. A Public Hearing for the Alameda County CAPER, of which the Hayward CAPER was a component, was held the on September 12th. At the time of this draft, no public comments were yet received, though if any are

received during the comment period, the CAPER will be updated to reflect those comments.

Citizen Participation Plan

City staff led the preparation, implementation, and evaluation of the Annual Consolidated and Action Plans, related reports, and citizen participation and consultation processes. City staff coordinated housing and community development activities, which included administration of the CDBG, Social Services, and Paratransit, Housing Rehabilitation Loan, and Minor Home Repair Grant programs. All programs were administered through one competitive grant application process.

The City's Community Services Commission (CSC) further reviewed each grant proposal for merit, impact, and cost-effectiveness. The CSC is an entity appointed by City Council, with the primary responsibilities of reviewing proposals and establishing funding recommendations for consideration by council. The CSC represented the larger Hayward community, with the only eligibility requirement to serve being residency within Hayward city limits. The CSC therefore, served a key role in the CDBG Citizen Participation Plan process. All CSC meetings were public, in which other stakeholders were welcome to offer public comments for consideration during the City's grant funding cycle.

City Council received two separate sets of funding recommendations from City staff and the CSC, and discussed them at a public Work Session. A formal Public Hearing was conducted two weeks later, in which members of the public had the opportunity to address City Council regarding the CDBG funding recommendations. Ultimately, City Council exercised the final determination in authorizing CDBG grant awards at the local level.

The City consulted with neighboring jurisdictions, public agencies, members of the public, and aligned with other strategic planning efforts when establishing local priorities. Finally, as a member of the Alameda County HOME Consortium, the City also participated in the Consortium's Citizen Participation Plan process.

IX. CR-45 CDBG

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 because of its experiences.

The City is currently developing a more targeted RFP for future funding years. This process is currently being developed at the behest of City Council with staff and CSC members utilizing research into best practices and local practices related to CDBG funding, as well as incorporating the City's three Strategic Initiatives. Any changes made to the RFP and funding process to reflect these changes will be applicable to the agencies and programs funded in the FY 2018-2019 fiscal year.

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

The City does not operate a Brownfields Economic Development Initiative grant.

FY 2017-2018

CITY OF HAYWARD Annual Action Plan



Executive Summary

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

1. Introduction

The FY 2017-2018 Annual Action Plan outlines proposed housing and community development objectives, activities, and budget in the City of Hayward. The plan includes information regarding federal, state, and local funding resources, a description of each activity to be implemented, and other actions that the City will take to address barriers to affordable housing, support anti-poverty strategies, and facilitate fair housing. This Plan represents covers the period of July 1, 2017 through June 30, 2018 with some projects being completed by June 30, 2019.

The FY 2015-2019 Consolidated Plan is a comprehensive review of the City's housing and community development characteristics and needs, an inventory of resources available to meet those needs, a five-year strategy for the use of those resources, and a one-year Action Plan (updated annually) that presents specific activities in which to implement the strategy.

The City's FY 2017-2018 Community Development Block Grant (CDBG) entitlement grant from the US Department of Housing and Urban Development (HUD) is \$ 1,405,000. The City is always conservative in estimating the receipt of CDBG program income, as well as revolving loan program income. Additionally, the City will be applying CDBG funds from prior years to eligible FY 2017-2018 projects which address affordable housing, economic development, and infrastructure.

In preparing the proposed CDBG program budget, the following were considered: housing and community development priorities, the FY 2015-2019 Consolidated Plan, and CDBG eligibility criteria. The City is proposing to allocate CDBG funds towards the following eligible activities: Program Administration, Public Facilities and Improvements, Rehabilitation, Special Economic Development, Microenterprise Assistance, and Public Services. Activities will benefit low and moderate income individuals and households.

2. Summarize the objectives and outcomes identified in the Plan

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

CDBG-funded activities are proposed to address the following priorities in FY 2017-2018: Affordable Housing, Homelessness Prevention, Neighborhood Facilities and Improvements, and Community and Economic Development. Affordable Housing programs will preserve existing affordable rental and

ownership housing for low and moderate income households, and reduce housing discrimination. Homelessness Prevention activities will support countywide strategies to end homelessness by funding the coordination and operations of permanent supportive housing, emergency shelters, transitional housing, and housing-related support services programs. Neighborhood Facilities and Improvements include the rehabilitation of sites or properties located in low-income census tracts. Community and Economic Development programs will increase the number of permanent jobs available to low-income residents by offering training opportunities and job placement. The City will also address Non-Homeless Special Needs in FY 2017-2018 by supplementing CDBG resources with the City's General Fund. Non-Homeless Special Needs activities provide support services targeted to seniors, people with disabilities, youth, and immigrant populations.

3. Evaluation of past performance

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

The City regularly monitors progress on activities carried out in the Annual Action Plan to ensure compliance with program requirements. Evaluation takes place during the application and funding process, and after sub-grantee contracting has been executed. Agreements with sub-agreements and Memoranda of Understandings (MOUs) with other public agencies or internal departments set clear performance measures, reporting procedures, timeliness, and budgets against which goals are measured. City staff regularly monitor compliance with contracting requirements and performance goals through the implementation and review of quarterly performance reports, monthly reimbursement requests, and annual desk and on-site monitoring. City staff provide feedback to sub-grantees regarding areas of concern, and findings where corrective action or improvements are required. The City publishes an Annual Performance Report, aggregating data to analyze progress towards goals, cost effectiveness, community impact, and compliance with regulations. Additional Monitoring Standards and Procedures are outlined in the Alameda County HOME Consortium-wide Consolidated Plan. Contracting standards and policies and procedures can also be found in the City's CDBG Policies and Procedures Manual. Information obtained from all the evaluation and monitoring efforts is used to assist in the determination of which projects to allocate CDBG funds.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

City staff lead the preparation, implementation, and evaluation of the Consolidated and Action Plans, related reports, and citizen participation and consultation processes. City staff coordinate housing and community development activities, which includes administration of the CDBG, Social Services, Paratransit, and the Housing Rehabilitation Program. All programs are administered through one competitive grant application process. City staff review grant applications to ensure that CDBG eligibility

and national objective criteria are addressed and to categorize proposals into the appropriate funding source category.

The City's Community Services Commission (CSC) further reviews each grant proposal for merit, impact, and cost-effectiveness. The CSC is a seventeen-member entity appointed by City Council, with the primary responsibilities of reviewing proposals and establishing funding recommendations for consideration by council. The CSC represents the larger Hayward community, with the only eligibility requirement to serve being residency within Hayward city limits. The CSC therefore, serves a key role in the CDBG Citizen Participation Plan process. All CSC meetings are open to the public and other stakeholders are welcome to offer public comments for consideration during the City's grant funding cycle. A formal public hearing is held in front of City Council regarding the funding recommendations and the Annual Action Plan. An additional public hearing was held in front of City Council in July of 2017 regarding the one-time spend down of past fiscal year funds as part of the City's biennial CDBG reconciliation process.

City Council receives funding recommendations from the CSC, with additional in-depth information from staff, and discusses the proposal at a public Work Session. A formal Public Hearing is conducted two weeks later, in which members of the public can address City Council regarding the CDBG funding recommendations. Ultimately, City Council has the final determination in authorizing CDBG grant awards at the local level.

The City consults with neighboring jurisdictions, public agencies, members of the public, and aligns with other strategic planning efforts when establishing local priorities. Finally, as a member of the Alameda County HOME Consortium, the City also participates in the Consortium's Citizen Participation Plan process.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Each public meeting convened by City Council or the CSC opens with an agendaized Public Comments section to provide an opportunity for members of the public to address the Commission and City Council, and to comment on the funding process and recommendations. During the FY 2017-2018 funding process, no public comments regarding the funding process were received at the regularly scheduled CSC meetings. Public comments were received at the Public Hearings on May 23rd regarding the annual funding process, as well as during the July 18th Council meeting to discuss one time funds. The comments received were expressions of thanks to the Council for the recommended funding allocations from subrecipient Downtown Streets Team.

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

During the FY 2017-2018 funding process no comments have been rejected.

7. Summary

This Annual Action Plan and FY 2017-2018 proposed projects are consistent with the City of Hayward Council Priorities and meets HUD National Objectives.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role		Name	Department/Agency
Lead Agency		HAYWARD	
CDBG Administrator	HAYWARD		Department of Library and Community Services
HOME Administrator	HAYWARD		Department of Housing and Community Development

Table 1 – Responsible Agencies

Narrative

The City of Hayward is an entitlement jurisdiction which receives CDBG funds directly from HUD. To be eligible for HOME funds, Hayward is also a member of the Alameda County HOME Consortium, which is led by the Alameda County Department of Housing and Community Development. The Consolidated Plan is prepared by City staff utilizing local engagement efforts and community feedback. The local process is conducted in collaboration with the County and other partner jurisdictions within the HOME Consortium. While the local process identifies needs specific to Hayward, regional input is considered to share resources and collectively identify gaps in service delivery. City staff is responsible for the administration and implementation of CDBG funds, while the County is responsible for the administration of HOME funds.

Consolidated Plan Public Contact Information

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

1. Introduction

Alameda County has a history of collaborative efforts focused at the consumer or provider level; the EveryOne Home Plan also looks at coordination at the systems level. The creation of this integrated, regional response offers several measurable, outcome-oriented alternatives, including:

1. Increased efficiency and effectiveness of local and regional housing and supportive service programs through sharing of information, planning, clients, resources, and responsibility across the multiple systems that must work together to address common issues.
2. More coordination of government and philanthropic funding. National research has demonstrated that an integrated approach to long-term homelessness can significantly reduce overall expenditures. An example of the collaborative efforts undergone in Alameda County was the Homelessness Prevention and Rapid Re-Housing Program (HPRP) county-wide collaborative.
3. Increased local capacity to attract competitive grants from federal, state and philanthropic sources that can augment existing housing and service systems and support the replication of emerging promising practice models.
4. Increased public interest and support for creative solutions to homelessness, excitement about and involvement in regional efforts, and willingness to support the creation of a new local or regional revenue stream. For more detailed information please refer to the Alameda County EveryOne Home Plan at www.everyonehome.org.

Additionally, in service to the City's desire to engage in and resolve the issue of homelessness as a municipal government, and to ensure that all the key stakeholders are involved in this important work, staff assembled an Interdisciplinary Homeless Working Group to coordinate and develop the groundwork and information presented to City Council. The working group includes key staff from Community Services, Police Department, Development Services, Maintenance Services, and the offices of the City Manager and City Attorney, among others. It also includes key leaders of community partner agencies who deliver services to the homeless population including the executive directors of local shelter providers, food pantry and service provider South Hayward Parish, housing and homeless service provider Abode Services, and individuals with homelessness experience, among others.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Hayward works with several housing providers and health service agencies. These include our work within the Alameda County Continuum of Care, and the City's Interdisciplinary Homeless Working Group that incorporates service providers across the spectrum. We fund several housing and health providers through subrecipient grants, including St. Rose Hospital, Tri-Valley Health Center and Tiburcio Vasquez Health Center. The City is in partnership with Tiburcio Vasquez Health Center for a one-of-a-kind collaboration Fire House Clinic in the underserved area of South Hayward. Over the next few years we will be working with La Familia Counseling services to construct and develop programming for the South Hayward Family Center.

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.

In December 2006, City Council adopted the Alameda Countywide Homeless and Special Needs Housing Plan, also known as the EveryOne Home Plan. This is a long-term special needs housing plan which seeks to address the housing-related needs of persons with serious mental illness, those living with HIV/AIDS, and those who are homeless. The EveryOne Home Plan reflects an increased recognition among healthcare and services agencies throughout Alameda County that affordable housing is crucial to the achievement of public and mental health program outcomes. Without stable, decent, and affordable housing, efforts to promote mental health and the physical wellbeing of low income populations in the County are compromised. In January 2008, EveryOne Home became the backbone organization of the Alameda Countywide Continuum of Care, with governmental entities collectively funding operations and serving on its strategic Leadership Board.

The City of Hayward is well represented within the EveryOne Home leadership and City of Hayward Community Services staff serve on several Continuum of Care (CoC) subcommittees. The CSC, which make funding recommendations to Council, regularly received updates and reports regarding CoC activities and successes, and utilizes this information and best practices to make their recommendations. City of Hayward staff and leadership assist in the coordination, planning, and participate in the biennial Point-In-Time (PIT) Count which provides data necessary to formulate strategies to address homelessness. For the 2017 PIT, Hayward provided additional funding to EveryOne Home to receive enhanced, in-depth data regarding homeless populations.

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

The City is not an entitlement Emergency Solutions Grant (ESG) grantee. The City works in collaboration with the local CoC to determine the need for local funds and offers Certifications of Local Need for ESG applicants within City limits. The City consults with the Continuum of Care to develop performance

standards and evaluate the outcomes of projects and activities funded with CDBG in alignment with ESG goals. The City of Hayward utilizes the Alameda County Priority Home Partnership ESG Policies and Procedures Manual, which covers policies and procedures for all ESG recipients and sub-recipients operating programs within Alameda County.

The City also works with EveryOne Home regarding the operation and administration of HMIS. City staff, in their roles as committee members, have assisted in the development of an RFP for new HMIS software to better serve our continuum and enhance the roll out of Coordinated Entry. The new HMIS system will be a comprehensive health and housing data solutions and an integral part component of a collective impact effort to ensure all individuals living in Hayward have safe, healthy, and affordable housing.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ALAMEDA COUNTY - HOUSING AND COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On site visits and meetings. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of housing and homeless needs and overall needs of the county. Partnered with Alameda County to implement a winter warming shelter in Hayward using General Fund local dollars
2	Agency/Group/Organization	EVERYONE HOME
	Agency/Group/Organization Type	Continuum of Care Backbone Org
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On site meetings. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of homelessness issues and resources across Alameda County. Development of local policy and practices

3	Agency/Group/Organization	COMMUNITY RESOURCES FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs 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?	On site meetings. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs of individuals living with disabilities.
4	Agency/Group/Organization	ABODE SERVICES
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy 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?	On site visits and meetings. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs of chronically homeless individuals. Assist in the development of policies and practices. Development of affordable housing opportunities.
5	Agency/Group/Organization	FAMILY EMERGENCY SHELTER COALITION (FESCO)
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness 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?	On site visits and meetings. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs of homeless families with children.
6	Agency/Group/Organization	RUBY'S PLACE
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness 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?	On site visits and meetings. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs domestic violence victims and homeless families.
7	Agency/Group/Organization	ECONOMIC DEVELOPMENT DIVISION – CITY OF HAYWARD
	Agency/Group/Organization Type	Other government - Local Business and Civic Leaders Grantee Department
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development 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?	Meetings with Economic Development staff and meetings between Economic Development and business leaders. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs of the business community. Coordination on the development of a cohesive ED plan that considers low-income residents and creates economic opportunities for all.
8	Agency/Group/Organization	HAYWARD LIBRARY AND COMMUNITY SERVICES
	Agency/Group/Organization Type	Services-Children Services-Education Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs 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?	Meetings between Education Services staff and Community Services staff. Work with the Hayward Library based Family education program for anticipated improved coordination of financial resources and alignment of goals towards full adult literacy and educational support of Hayward Youth.
9	Agency/Group/Organization	COMMUNITY CHILD CARE COUNCIL (4C'S) OF ALAMEDA COUNTY
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development 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?	Meetings and site visits between staff. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs low-income residents working towards developing their own micro-enterprise, as well as child care needs of local families seeking to improve their economic opportunities.

10	Agency/Group/Organization	DEVELOPMENT SERVICES DEPT – CITY OF HAYWARD
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting between staffers in each department. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and needs surrounding housing development and planning. Coordination on development and implementation of Accessory Dwelling Unit program, and well as coordination between Housing Rehabilitation Program and the Codes Enforcement Division
11	Agency/Group/Organization	EDEN COUNCIL FOR HOPE AND OPPORTUNITY
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs 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?	Meetings and on-site visits. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs of low-income renters in Hayward. Assistance in development of policies and Fair Housing practices.
12	Agency/Group/Organization	HAYWARD UNIFIED SCHOOL DISTRICT
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs 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?	Regular meetings with staff regarding programming and development of educational opportunities that can create economic opportunities. Anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs of Hayward students and their families.
13	Agency/Group/Organization	ST ROSE HOSPITAL FOUNDATION
	Agency/Group/Organization Type	Services-Health Services-Education Services-Employment Health Agency Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development 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?	St Rose Hospital is unique in that not only is a health organization providing medical services, but educational and economic opportunities through their foundation based programs for students. Regular meetings, calls and visits by staff will lead to anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs of Hayward residents accessing healthcare, as well as local students seeking to enter the healthcare industry.
14	Agency/Group/Organization	LA FAMILIA COUNSELING CENTER
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services - Victims Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs 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?	Meetings with staff with anticipated improved coordination of financial resources and alignment of goals. Improved understanding of issues and immediate needs of residents as it relates to mental health counseling services, as well as other medical services. Coordination regarding the development of the South Hayward Family Center which will include comprehensive, low-cost counselling services in a culturally sensitive manner.

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

Not Applicable

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	Homeless services, homelessness prevention, and homeless special needs.

Table 3 - Other local / regional / federal planning efforts

Narrative

Not Applicable

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

The City's Citizen Participation Plan seeks to involve all City residents including low and moderate-income persons, persons living in blighted areas, minority populations, non-English speakers, residents of areas where a significant amount of federally-funded activity is proposed, seniors, people with disabilities, the business community, and civic groups. The Citizen Participation Plan provides opportunities for citizen engagement related to CDBG, HOME, and other HUD funded programs. The plan also provides information regarding annual performance reports and HUD-related issues. Goals of the plan are to:

- Provide residents with adequate and timely information about the range of activities that may be undertaken through HUD-funded programs, the kinds of activities previously funded in the community, the level of funding available to carry out these activities, and an estimate of the amount of funds that will benefit low and moderate income persons;
- Provide an appropriate means to ensure the involvement of low and moderate income residents most likely to be affected by HUD-funded programs, and to provide reasonable efforts to ensure continuity of involvement of residents or resident organizations throughout all stages of the program;
- Provide residents with an adequate opportunity to articulate needs, express preferences about proposed activities, assist in the selection of priorities, and the development of the plans, applications, and reports; and
- Provide residents with the opportunity to assess and submit comments on all aspects of the HUD funded programs and their performance.

The Community Services Commission (CSC) is the primary conduit for resident participation in all phases of the CDBG program and other HUD-funded programs. The CSC advises City Council regarding the identification of housing and community development needs, setting priorities, making recommendations concerning the annual allocation of CDBG and other HUD funds, and amending Annual Action Plans as necessary. CSC members must be Hayward residents and are appointed by City Council. Citizens may submit comments, complaints, suggestions, or questions by letter, facsimile, telephone, email, or in person regarding any aspect of any HUD-funded program. Written comments should be sent to the following address. All written complaints will be answered in writing within 15 working days.

Notices regarding all public meetings and hearings are sent out to an "Interested Parties" email list at least 72 hours prior to the meeting, and at least 15 days prior to Public Hearings. The interested parties list incorporates civic and business leaders, nonprofits, members of the community, elected officials,

applicants for funding, and commissioners among others. Interpretive and adaptive services and accommodations are available upon request for all meetings and hearings.

Citizen Participation Outreach

Mtg	Mode of Outreach	Target of Outreach	Attendance	Comments received	URL (If applicable)
1	Public Meeting	Non-targeted/broad community Commissioners and Interested Parties	12 Commissioners and 4 members of the public	None	https://hayward.legistar.com/MeetingDetail.aspx?ID=508523&GUID=60CF46B1-CD87-419A-B21C-F733C8BA9E88&Options=info&Search=
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	N/A - Legal Notice regarding Funding Form	NA	
3	Public Meeting	Non-targeted/broad community Prior applicants and prospective applicants for funding	59 Guest representing organizations interested in receiving sub-recipient funding	NA	

Mtg	Mode of Outreach	Target of Outreach	Attendance	Comments received	URL (If applicable)
4	Public Meeting	Non-targeted/broad community Commissioner and Interested Parties	13 Commissioners , 1 Guest	None	https://hayward.legistar.com/MeetingDetail.aspx?ID=515722&GUID=82C0214E-DFFD-436E-9B44-16F143854891&Options=info&Search=
5	Public Meeting	Non-targeted/broad community Commissioners and Interested parties	12 Commissioners , 2 guests	None	https://hayward.legistar.com/MeetingDetail.aspx?ID=528599&GUID=A3397628-FCA5-4EEC-9C00-9D0F13D122AF&Options=info&Search=
6	Public Meeting	Non-targeted/broad community Commissioners, FY 17-18 Applicants, Interested Parties	12 Commissioners , 8 guests	None	https://hayward.legistar.com/MeetingDetail.aspx?ID=533384&GUID=A4A79E87-4C26-4FFF-8420-A9016B2C6C69&Options=info&Search=
7	Public Meeting	Non-targeted/broad community Commissioners, Interested parties, FY 17-18 Applicants	TBD	TBD	
8	Application Review Committee - Arts and Music	Commissions and Applicants	Commissioners and Applicants in Arts & Music Categories	NA	

Mtg	Mode of Outreach	Target of Outreach	Attendance	Comments received	URL (If applicable)
9	Application Review Committee - Services I	Commissioners and Applicants	Services I applicants and commissioners	NA	
10	Application Review Committee - Services II	Commissioners and Applicants	Commissioners and Services II Applicants	NA	
11	Application Review Committee - Infrastructure and Econ Dev	Commissioners and Applicants	Commissioners and Infrastructure and Economic Development applicants	NA	
12	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Interested parties and applicants</p>	Not Available - City Council Meeting	1	https://hayward.legistar.com/MeetingDetail.aspx?ID=538330&GUID=959621CF-8410-423D-958B-FF6C5661DDC2&Options=info&Search=

Mtg	Mode of Outreach	Target of Outreach	Attendance	Comments received	URL (If applicable)
13	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community Interested parties and applicants	Not Available - part of larger city Council meeting	1	https://hayward.legistar.com/MeetingDetail.aspx?ID=544309&GUID=9554933B-434E-4EAE-A544-57936C1D32EA&Options=info&Search=
14	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community Commissioners and interested parties	Not Available, part of a larger City Council Meeting	1	https://hayward.legistar.com/MeetingDetail.aspx?ID=552055&GUID=E64BF7AE-9493-4AB9-9658-C2D475574DFB&Options=info&Search=

Mtg	Mode of Outreach	Target of Outreach	Attendance	Comments received	URL (If applicable)
15	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community Commissioners and interested parties	Not available - part of a larger City Council meeting	1	https://hayward.legistar.com/MeetingDetail.aspx?ID=554792&GUID=81D05FC14-67A5-42B5-80FD-92FD2AE93D80&Options=info&Search=
17	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	NA - Legal Notices regarding FY 17-18 funding recommendations and AAP	NA	
18	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Residents of Public and Assisted Housing	NA - Legal Notice regarding use of past FY funds and biennial review	NA	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

This section of the Action Plan identifies funding resources that will be utilized in FY 2017-2018 to address the City's community development priorities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,228,347	47,600	1,280,000	3,508,347	For FY 17-18, the City will utilize \$1.2 million in annual allocation, \$1 million in RFL, \$1.28 million in prior year CDBG allocations. \$4.2 million over the remainder of the ConPlan is based upon an annual allocation of \$1.4 million, though those funds are in limbo at the moment.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
General Fund	public - local	Public Services Other					The City of Hayward will contribute \$450,000 in general fund dollars to public service/social service programs benefiting low-income individuals in the City of Hayward, including programs such as food banks and homeless shelters. The City also contributes approximately \$82,000 annually for music and arts education programs that benefit low income students and families, including scholarships. The remainder amount for the ConPlan is based upon a 3 year multiplication of the 17-18 allocation
			450,000	0	0	450,000	
Other	public - local	Housing					The City of Hayward anticipates receiving \$275,908 in HOME funds as part of the Alameda County HOME Consortium
			275,908	0	0	275,908	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$
Other	public - local	Public Services Other	860,000	0	0	860,000
The City of Hayward receives Measure B and Measure BB funds from an Alameda County sales tax measure. These funds are utilized for our paratransit programs which assist individuals with disabilities and seniors in the Hayward jurisdiction. While these activities will not be reported on to HUD, it shows that Hayward has made a commitment to bring in other funding sources for our low-income and at risk populations. The \$2.4 remainder for the ConPlan is an estimate based upon a 3 year multiplication						

Table 5 - Expected Resources – Priority Table

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

In addition to funds provided by HUD, the City will utilize local resources to address community and economic development needs. The City can match federal funds with its General Fund dollars, as well as with its Measure B/BB allocation from the Alameda County Transportation Commission (ACTC). CDBG and HOME resources will be allocated towards projects that meet HUD national objectives and can comply with federal reporting and financial management regulations. The General Fund will support local providers that provide support services to under-served populations, which include low-income seniors, non-English speaking communities, youth, and people with disabilities. These projects must align with Council Priorities. Finally, the Measure B/BB allocation will allow the City to address the transportation needs of seniors and residents with disabilities.

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

identified in the plan

Not Applicable.

Discussion

In July 2017 the City of Hayward underwent a Biennial Review of the CDBG program to make one-time allocations of remaining funds from prior years as well as paid off loans. City staff worked closely with outside partners and our HUD representative to find pre-approved projects that meet not only national objectives, but Hayward needs.

The identified projects provide Council flexibility and capability to rapidly respond to trending issues and critical community needs beyond the annual agency funding process. The benefits and impacts to the Hayward community include; the creation of permanent affordable housing, small business development and job creation, and infrastructure improvements to address disaster resiliency and accessibility.

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	Administration	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Administration & Reporting		Community Development - Administration & Planning	CDBG: \$255,192	
2	Neighborhood Facilities	2015	2019	Non-Housing Community Development		Community Development - Public Facilities Community Development - Public Services	CDBG: \$264,233	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Economic Development	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development		Community Development - Economic Development	CDBG: \$710,000	Facade treatment/business building rehabilitation: 3 Business Jobs created/retained: 23 Jobs
4	Sustainable Housing	2015	2019	Affordable Housing Homeless		Community Development - Housing Preservation Community Development - Elderly Services	CDBG: \$724,500	Homeowner Housing Rehabilitated: 20 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 20 Household Housing Unit
5	Homelessness Prevention	2015	2019	Homeless Non-Homeless Special Needs Homelessness Prevention		Community Development - Public Facilities Community Development - Public Services Community Development - Homelessness Community Development - Permanent Support Housing	CDBG: \$251,000 General Fund: \$192,000	Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted Homeless Person Overnight Shelter: 35 Persons Assisted Homelessness Prevention: 1000 Persons Assisted Housing for Homeless added: 8 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Non-Homeless Special Needs	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Community Development - Public Services Community Development - Elderly Services Community Development - Youth Services Community Development - Family Education	CDBG: \$163,230 General Fund: \$220,000 Measure B & BB Paratransit: \$860,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Administration
	Goal Description	Effective administration of the CDBG program.
2	Goal Name	Neighborhood Facilities
	Goal Description	Public infrastructure projects that assist hospitals that serve low income populations, non-profit agencies.

3	Goal Name	Economic Development
	Goal Description	Jobs created and retained through microenterprise assistance. Jobs created for homeless at-risk individuals. Development of a business incubator and a facade improvement program for private businesses
4	Goal Name	Sustainable Housing
	Goal Description	Housing Rehab Program – Low Income Senior homeowners’ homes rehabilitated for systems failures and ADA upgrades. Brace and Bolt earthquake retrofit program maintain housing stock. Additional codes enforcement activities targeted to reduce and stop blight
5	Goal Name	Homelessness Prevention
	Goal Description	Homelessness prevention through information and referral, tenant education, fair housing audits and tenant-landlord mediation. A number of legal service providers will be utilized to assist specific low income groups to remain in their homes, in safe housing paid for by general funds. The City will also be assisting with the developing of PSH units.
6	Goal Name	Non-Homeless Special Needs
	Goal Description	Variety of activities supporting low-income Hayward residents.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects are CDBG eligible activities that will meet a HUD national objective. All applicants participated in the City's competitive funding process, in alignment with the City's Citizen Participation Plan. Final allocation amounts will be authorized by City Council. Identified sub-grantees must comply with the local contracting standards and federal rules and regulations.

#	Project Name
1	CDBG Administration
2	COH - Family Education Program (PS)
3	COH - Housing Rehabilitation Program (INF)
4	COH - Homeless Employment Training (ED)
5	COH - Homeless Housing Development (INF)
6	COH - Microenterprise Incubator (ED)
7	COH - Shelter & Care Disaster Facility Upgrades (INF)
8	COH - ECHO Fair Housing and Tenant/Landlord
9	Community Child Care Council (ED)
10	Downtown Streets Team (ED)
11	Elevating Soulciety (ED)
12	Community Resources for Independent Living (INF)
13	St. Rose Hospital (INF)
14	Abode Services (ACQ)
15	Econ Development - Facade Improvement Program

Table 7 – Project Information

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

To remain in compliance with the CDBG Public Services cap, the City has limited Public Services to less than 15% of projected funding availability. As directed by Council, CDBG Public Services will be focused on housing and the creation of economic and educational opportunity for poverty-level families.

The City acknowledges the data supporting the national move toward permanent supportive housing for the chronically homeless and rapid rehousing for families as best practice strategies. The shift of federal funds from emergency shelter and transitional housing projects have proven challenging for local service providers seek and required them to out alternative sources of funding. The City continues to work with its local homeless service providers and Continuum of Care to identify alternative mainstream resources as well as provide technical assistance and capacity building to encourage efficiency changes to the local

homeless systems of care.

In regards to Neighborhood Facilities, the City is moving away from the support of the repair of deferred maintenance projects. The focus of the City is to rehabilitate slum or blighted buildings, and to address ADA accessibility needs.

Each year, the City selects a few Economic Development projects to encourage job creation or retention. Activities include training and technical assistance, or direct financial assistance to businesses. Projects selected for funding must demonstrate proven success in providing effective training and/or job placements, as well as the capacity to collect and maintain documentation of accomplishments.

Finally, the City has undergone a biennial review to identify and allocate unused funds and program income in collaboration with HUD representatives. In addition to the usual annual allocation, the City has agreed to expend out \$1,289,000 in past years entitlement and program income on a number of HUD approved projects over FY 18 and FY 19. These projects include the expansion of a homeless employment program, development of permanent supportive housing, targeted code corrections, targeted blight abatement and commercial facade improvements, and small business incubators to name a few.

AP-38 Project Summary

Project Summary Information1	Project Name	CDBG Administration			
	Target Area				
	Goals Supported	Sustainable Economic Non-Homeless Homelessness Neighborhood Administration	Special	Housing Development Needs Prevention Facilities	
	Needs Addressed	Community Development - Administration & Planning			
	Funding	CDBG: \$289,522			
	Description	Administration of the CDBG Program for FY 17-18. Costs will cover staffing, training, comprehensive and strategic planning. Membership fees for EveryOne Home and community outreach.			
	Target Date	6/29/2018			
	Estimate the number and type of families that will benefit from the proposed activities	N/A Program Administration			
	Location Description	City of Hayward, 777 B Street, Hayward, CA 94541			
	Planned Activities	Administration of CDBG program for FY 17-18 as well as planning and development.			
2	Project Name	COH - Family Education Program (PS)			
	Target Area				
	Goals Supported	Non-Homeless Special Needs			
	Needs Addressed	Community Development - Public Services Community Development - Youth Services Community Development - Family Education			
	Funding	CDBG: \$163,320			

	Description	Hayward Library's Family Education Program supports families whose children are in the afternoon Homework Support Center program, and their parents who require literacy and ESL education.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	1150 individuals incorporating 600 families will be assisted by the program
	Location Description	The program will take place at the Main Hayward Public Library - 835 C Street, Hayward, CA as well as the Weekes Branch Library - 27300 Patrick Ave, Hayward, CA. 10 school site locations also currently run the FEP and Homework Support center programs. Program participants will not be screened based on their area of residence, but rather the program will be applicant need based.
	Planned Activities	The Family Education Program (FEP) will provide wrap-around literacy and academic support services to low-income Hayward families at the Hayward Public Library's (HPL) Main Library and Weekes Branch locations. The FEP is a unique collaboration of HPL's successful Literacy Plus and Homework Support Center programs. The FEP will provide after-school academic support to youth in grades K-12, four days a week at each location, as well as ESL literacy services to the parents of the children attending the Homework Support Centers, two days out of the week at each location.
3	Project Name	COH - Housing Rehabilitation Program (INF)
	Target Area	
	Goals Supported	Sustainable Housing Homelessness Prevention
	Needs Addressed	Community Development - Housing Preservation Community Development - Elderly Services
	Funding	CDBG: \$849,500

	Description	COH Housing Rehabilitation Program includes a number of sub activities: Traditional Housing Rehabilitation workStaff position to manage the program Affordable housing rehabilitation Targeted code correction activities Brace and Bolt earthquake retrofit program
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Roughly 40 households will be assisted between the Housing Rehab Program activities that are currently planned
	Location Description	While the program will assist homeowners across Hayward, many rehabilitation projects are targeted to downtown, the 238 Corridor, or the Jackson Triangle areas. These areas have been identified by Council as underserved and that are the most blighted, and where many low-income families reside

	Planned Activities	<p>The Housing Rehabilitation Program Project will be a multi-faceted approach to retaining the existing affordable housing stock in Hayward, while creating additional housing opportunities through creative methods.</p> <p>Our traditional Rehabilitation Program offers loans and grants for property repairs to Hayward homeowners who are senior (62+), certified severely disabled or HUD qualified low-income. Applications are required and reviewed to verify applicant eligibility, confirm the property is a single-family unit located in Hayward and occupied by the owner-applicant. Projects are prioritized by those that improve health, safety and mobility and are intended to help vulnerable populations with limited access to private funding for repairs continue to live independently in their homes. Repairs are restricted to accessibility/mobility modifications, corrections of code violations and addressing major systems failures. Examples of eligible work include: installation of wheelchair ramps and grab bars, debris removal, improved security features and replacement of obsolete or failed utility systems (heaters, roofs, plumbing, etc.).</p> <p>The City will contract with Rebuilding Together and Habitat for Humanity on a number of projects that fall under the purview of the Housing Rehabilitation Project, but are not large enough to be project managed by City of Hayward staff directly. These agencies will focus on minor home repairs for seniors and ADA needs.</p> <p>The Housing Rehabilitation Project will also cover costs relating to the City's new Accessory Dwelling Unit program, a program to increase affordable housing options to low-income renters while increasing income for low-income homeowners. The Brace and Bolt Program will be another activity under the Housing Rehab Project in which homes across Hayward will be eligible to participate in the program and provide funds for earthquake safety retrofit activities. The program will be administered by the City of Hayward through a joint collaboration between the Community Services Division and Codes Enforcement.</p>
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		<p>Housing Rehabilitation administration activities by staff for eligible time related to the above project and associated programs will be nested under this project utilizing IDIS activity of 14H.</p> <p>The Brace and Bolt program will assist in the retrofitting of single family homes occupied by low-income residents in order to make sure they are able to withstand earthquakes. A critical component of securing housing stock, as the City of Hayward lies directly on the Hayward Fault.</p>
4	Project Name	COH - Homeless Employment Training (ED)
	Target Area	
	Goals Supported	Economic Develoment
	Needs Addressed	Community Development - Economic Development Community Development - Homelessness
	Funding	CDBG: \$200,000
	Description	Pilot expansion of the Downtown Streets Program started in Hayward in FY 16
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	6 Homeless Individuals
	Location Description	The program will focus in South Hayward in unjunction with the already operating program in the Downtown Area

	Planned Activities	The City hopes to expand service in their already functioning, and funded, job creation program in the homeless community. The City currently contracts with Downtown Streets Team to work in the homeless community, preparing homeless individuals to enter the workforce. The program has executed agreements with private businesses to hire program graduates, and works with local housing providers to secure rapid rehousing spots for their participants. The program has been highly successful in the Downtown area of Hayward, and business owners, police, and local community members have expressed interest in expanding the program to additional economic corridors within the Hayward limits.
5	Project Name	COH - Homeless Housing Development (INF)
	Target Area	
	Goals Supported	Homelessness Prevention
	Needs Addressed	Community Development - Homelessness Community Development - Permanent Support Housing
	Funding	CDBG: \$200,000
	Description	Development costs for homeless housing project
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	10 micro units to be developed as part of a PSH program and acquisition
	Location Description	The location will be at the former Cronin House location currently operated by Horizon Services.
	Planned Activities	Assist in the acquisition and development costs associated with development of permanent supportive housing, as well as tiny homes for members of the homeless community in Hayward
6	Project Name	COH - Microenterprise Incubator (ED)
	Target Area	CT 4354 Downtown
	Goals Supported	Economic Development
	Needs Addressed	Community Development - Public Facilities Community Development - Economic Development

	Funding	CDBG: \$300,000
	Description	Microenterprise development/incubator development. A portion of the funding will come from the RLF program and a portion will come from PI sources
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	10 businesses will be created
	Location Description	Downtown Hayward and the Tennyson Corridor. Exact location TBD. City of Hayward Economic Development staff will assist in the development and provide technical assistance. These staffers will be located at 777 B Street, Hayward, CA 94541
	Planned Activities	Development of a business incubator for low-income individuals who seek to develop their own businesses and micro enterprise.
7	Project Name	COH - Shelter & Care Disaster Facility Upgrades (INF)
	Target Area	
	Goals Supported	Neighborhood Facilities
	Needs Addressed	Community Development - Public Facilities
	Funding	CDBG: \$200,000
	Description	Upgrades to facilities that will function in a shelter and care capacity during a natural disaster
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	To be determined.
	Location Description	To be determined

	Planned Activities	This project will include upgrades to a number of facilities which will function as "Shelter & Care" locations in the event of an emergency or natural disaster. The City of Hayward has been working diligently with our local nonprofits, school district and emergency management services to have a well oil Emergency Operation Center with trained staff and backup. The City has also been entering into MOUs with local orgs for training, but more importantly for those facilities to operate as emergency shelters. With the City lying directly on the Hayward fault, having emergency shelter locations that will survive the earthquake is critical.
8	Project Name	COH - ECHO Fair Housing and Tenant/Landlord
	Target Area	
	Goals Supported	Homelessness Prevention
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: \$51,000
	Description	ECHO (Eden Council for Hope and Opportunity) will provide fair housing training and audits, as well as tenant landlord mediations and legal referrals relating to housing.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	1000+ individuals, incorporating 400+ households
	Location Description	All Hayward residents will able to utilize ECHO's services regardless of geographical location. Fair Housing audits will take place across Hayward, in multiple neighborhoods.
	Planned Activities	ECHO Housing provide fair housing counseling, carries out fair housing investigation, and provides low income individuals/families with legal information for education and self-empowerment. ECHO will also engage in tenant-landlord counseling and mediation in order to reduce and improve living conditions of low-income residents.
9	Project Name	Community Child Care Council (ED)
	Target Area	

	Goals Supported	Economic Develoment
	Needs Addressed	Community Development - Economic Development
	Funding	CDBG: \$300,000
	Description	Training for low-income residents to become in-home childcare providers, assistance in obtaining business license and child care licenses, continued education.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	12 households/microenterprises will benefit directly though the program. However, in-home childcare is more frequently used by low income individuals as it is both a more affordable option, and offers more flexible hours for those who may work overnight schedules. Additionally, the 4Cs program specifically reaches out to, and trains, Mandarin and Spanish speaking childcare providers, which is a significant need in the City of Hayward's large immigrant population
	Location Description	Individuals who take part in this program will be training at various locations and reside in various areas of Hayward
	Planned Activities	This project will provide recruitment, training, and business support for 6 new and 6 existing family child care providers. Six participants in the program will receive assistance with applying for a childcare license, including completing the application and preparing for a pre-licensing inspection. All participants will receive training on business practices, including record-keeping systems, contracts, insurance, taxes and marketing. Project staff will provide individualized consultation on all aspects of family child care, including the quality of care. All training and services will be available in English, Spanish and Mandarin.
10	Project Name	Downtown Streets Team (ED)
	Target Area	CT 4354 Downtown
	Goals Supported	Economic Develoment
	Needs Addressed	Community Development - Economic Development Community Development - Homelessness
	Funding	CDBG: \$90,000
	Description	Job Creation program for currently homeless individuals located in Downtown Hayward

	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	3 jobs created - 3 individuals
	Location Description	Homeless individuals from across Hayward will be eligible to participate in the program, though the activities that will be engaged in by participants will be conducted in the downtown.
	Planned Activities	As a 'work-first' program, DST would utilize existing services from providers in Hayward and Alameda County such as shelters, transitional housing, mental health, etc. Homeless individuals are trained in soft employment skills, and provided job search assistance. Local businesses have already committed to hiring DST graduates for full time employment.
11	Project Name	Elevating Soulciety (ED)
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Community Development - Economic Development Community Development - Youth Services
	Funding	CDBG: \$40,000
	Description	Job training program for at-risk youth
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	2 jobs created, 12 individuals trained
	Location Description	At the Hayward Adult School on Ruus Ave. However outside locations are a possibility
	Planned Activities	Repair training program for at-risk transitional aged youth. At least 2 individuals will enter into full time employment
12	Project Name	Community Resources for Independent Living (INF)
	Target Area	

	Goals Supported	Neighborhood Facilities
	Needs Addressed	Community Development - Public Facilities
	Funding	CDBG: \$200,000
	Description	roof Replacement for CRIL facility
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	Hundreds of individuals use the services of CRIL to seek employment and housing opportunities
	Location Description	439 A Street, Hayward, CA
	Planned Activities	Roof replacement for CRIL facility in Hayward. Project will be managed by COH staff. CRIL is a peer-based disability resource agency that provides advocacy and resources for people with disabilities, and working to make communities fully accessible.
13	Project Name	St. Rose Hospital (INF)
	Target Area	
	Goals Supported	Neighborhood Facilities
	Needs Addressed	Community Development - Public Facilities
	Funding	CDBG: \$55,233
	Description	Blight abatement at St. Rose Hospital. Fence repair and shoring up of berms between fence and parking lot
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	St. Rose Hospital is the main hospital in Hayward and the only location that serves individuals and families of extremely low income.
	Location Description	27200 Calaroga Ave, Hayward, CA 94545
	Planned Activities	Repair of fencing, blight abatement, shoring up of land berm
	Project Name	Abode Services (ACQ)

14	Target Area	
	Goals Supported	Homelessness Prevention
	Needs Addressed	Community Development - Homelessness Community Development - Permanent Support Housing
	Funding	CDBG: \$80,000
	Description	Pre-development costs of 10 PSH units
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	10 units will be created
	Location Description	
	Planned Activities	Development of 10 micro-housing units of Permanent Supportive Housing in collaboration with Abode Services and Allied Housing.
15	Project Name	Econ Development - Facade Improvement Program
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Community Development - Public Facilities Community Development - Economic Development
	Funding	CDBG: \$175,000
	Description	Facade Improvement Program for businesses
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	3 businesses
	Location Description	Targeted blight abatement/commercial facade improvements to businesses in the Tennyson Corridor
	Planned Activities	Targeted blight abatement/commercial facade improvements to businesses in the Tennyson Corridor

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

Most CDBG-funded Public Services activities are located within the municipal boundaries of the City and are intended to serve a specific low and moderate income clientele regardless of where they reside within the City. Many rehabilitation projects are targeted to downtown, or the Tennyson Corridor, which are areas identified by Council as the most in need. The downtown area is the location of many homeless encampments and social nuisance behaviors. The 238 Corridor has undergone and continues to recover from construction and redevelopment. Finally, the Tennyson Corridor is an underserved low-income residential neighborhood which is part of two-year multi-departmental Strategic Initiative

Geographic Distribution

Target Area	Percentage of Funds
CT 4366.01 Jackson Triangle	20
CT 4355 Burbank	
CT 4367 Santa Clara	
CT 4369 & CT 4362 Longwood-Winton Grove	
CT 4355 North Hayward	
CT 4379 Mission-Garin	
CT 4354 Downtown	30
CT 4375 & CT4377 Harder-Tennyson	20
Tennyson - Tyrell	20

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Agencies located outside the City of Hayward's boundaries that serve low income Hayward residents are also eligible to apply for and receive an allocation of CDBG funds, though they must restrict the use of Hayward allocated funds for Hayward resident services. These organizations must have in place a robust client management system to ensure Hayward dollars are used for Hayward clientele.

For residential or business rehabilitation projects, the exact location of the activity is one of the determining factors when funding the program (i.e., the Housing Rehabilitation Loan, Minor Home Repair). For programs, such as these, activity eligibility and addressing a National Objective by identifying limited clientele to be served, the process by which eligibility will be determined, and how much and under what terms the assistance will be provided are criterion for selection. Many rehabilitation projects are targeted to downtown, the 238 Corridor, or the Tennyson Corridor areas. These areas have been identified by Council as underserved and that are the most blighted, and where many low-income families

reside.

Discussion

The geographic distribution is a rough approximation of the distribution of funds based upon the highest areas of need. The majority of projects that the City will undertake CDBG funds, as well as other sources, are not geographically based. They instead are income based and open to all Hayward residents of need that qualify for the program. The Jackson Triangle is a Promise Neighborhood which has a low-income demographic that, while the residents might not receive services in the Triangle area, they are receiving service at agencies outside of the triangle.

The Tennyson-Harder and Tennyson-Tyrell neighborhoods encompass the Tennyson Corridor. This Corridor is a part of a strategic initiative to focus council priorities and create maximum impact between public and private partnerships.

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

Introduction

The City of Hayward will be undertaking and funding several programs throughout FY 2017-2018 to meet the needs of underserved communities, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, foster public private partnerships, and increase institutional structure.

Actions planned to address obstacles to meeting underserved needs

Providing services for populations with underserved needs is a high priority for the City of Hayward, understanding that increased access to services can prevent these individuals from becoming homeless, increases quality of life and opportunity, and supports the City's anti-poverty strategy. In FY 2017-2018, the City will utilize its General Fund to provide direct resources while participating with other jurisdictions to jointly fund non-housing service-enriched projects that benefit Hayward residents with special needs.

One partner in this endeavor is the International Institute of the Bay Area. The International Institute of the Bay Area (IIBA) welcomes, educates, and serves immigrants, refugees, and their families as they join and contribute to the community. IIBA provides legal services and performs educational workshops to over 10,000 Bay Area immigrants annually. This includes over 5,000 applications for citizenship, permanent residency, work authorization, family based immigration and visas for survivors of crime and domestic violence.

Actions planned to foster and maintain affordable housing

The City will preserve existing affordable rental and ownership housing for low and moderate income households. Existing single-family housing stock occupied by lower-income households will be preserved by rehabilitating single-family owner-occupied homes and mobile homes. The Accessory Dwelling Unit (ADU) and Brace and Bolt programs will foster access to affordable housing, and help the City of Hayward maintain affordable housing stock in the face of potential natural disasters. The City will also fund services to address housing discrimination. Sub-recipient housing counselors will investigate then intervene or mediate fair housing complaints and conduct a fair housing audit to determine where future local efforts and strategies should be focused. The City will foster the current relationships with non-profit housing development organizations such as Eden Housing and Allied Housing in order to leverage those relationships into new affordable housing opportunities.

Actions planned to reduce lead-based paint hazards

Per the Alameda County Lead Abatement Program, Hayward has approximately 34,700 pre-1978 housing

units. These units may contain lead-based paint. In accordance with the HUD/EPA regulations, City rehabilitation staff receives certification as Lead Supervisors. These staff members implement the lead regulations affecting property rehabilitation with CDBG funds. The EPA's Renovation, Repair, and Painting (RRP) Rule, which affects HUD-funded residential rehabilitation, went into effect on April 22, 2010, and the City has modified its contracting and rehabilitation procedures to comply with the regulations.

Additionally, the City will implement numerous strategies to mitigate any lead-based paint issues during FY 2017-2018. The City's Senior Housing Rehabilitation Specialist is trained and certified in Lead Safe Work Practices. The specialist will provide lead information to all homeowners that receive residential rehabilitation services. The City requires that all subcontractors be certified in Lead Safe Work Practices and will subsidize training through Alameda County Healthy Homes for qualified firms. All contracts specify agreement and compliance with Lead Safe Work Practices. Rehabilitation projects conducted on properties built before 1970 will be tested for lead, with results shared with each homeowner. Finally, the City will maintain all lead testing survey and data results.

Actions planned to reduce the number of poverty-level families

A key component of the City of Hayward's anti-poverty strategy is to collaborate with other agencies whose focus is improving opportunities for low-income families, youth, single adults, and persons with disabilities who need shelter, prevention, and intervention activities to improve their lives. The City will collaborate with number of these public partners and fund non-profit organizations in implementing innovative programs to meet these needs.

A key example of this strategy is the Family Education Program (FEP) which will provide wrap-around literacy and academic support services to low-income Hayward families. A unique collaboration of HPL's successful Literacy Plus and Homework Support Center programs, FEP will provide after-school academic support to youth in grades K-12, four days a week, as well as ESL literacy services to the parents of the children attending the Homework Support Centers. The FEP directly addresses the cities priorities by providing high-quality educational opportunities for and improving K-12 academic performance in poverty-level families.

The City of Hayward is a strong partner and participant in the Hayward Promise Neighborhood Program which is a Cradle-to-Career continuum of partners and services. We will be seeking a second Promise Neighborhood grant for a new location in the City in FY 17-18.

Actions planned to develop institutional structure

The City of Hayward implements housing and community development programs within a structure that includes various public and private agencies and organizations. Additionally, the City regularly monitors progress on activities to be carried out in the Action Plan to ensure compliance with program requirements. The overall process begins with the identification of needs, soliciting and

evaluating applications for CDBG funding, and allocating resources. Through Agreements with sub-recipients and Memoranda of Understanding (MOUs) with other public agencies, the City sets a benchmark by incorporating goal requirements and reporting procedures, timelines, and budgets against which performance is measured.

The executive leadership of the City of Hayward is committed to a well-trained and cross-trained workforce that provides opportunity for succession planning and talent development. Cross department working groups and initiatives allow for a greater understanding of available resources and skill sets, as well as breaking down silos that are often an issue in government accountability. Staff has undergone Results Based Accountability training, and are well versed in the Lean Innovation methodology.

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

The City works closely with many private and nonprofit organizations on housing and community development activities. The City's grant funding process promotes collaboration and coordination between these organizations in the delivery of housing, community development and other public and social services to reduce duplication of effort and to maximize the use of limited public resources. The City extends its efforts to the primary health care institutions that serve Hayward residents on the delivery of, and access to, health care services. The City works in coordination with the Hayward Chamber of Commerce and many local and regional business representatives to address the economic and workforce development needs of the Hayward community.

Discussion

In addition to the agencies and programs funded through HUD-based grants, the City of Hayward funds several non-profit organizations and programs using \$450,000 in Social Service general funds. These funds will supplement the FY 2017-2018 CDBG entitlement, allowing the City to support shelters for families and victims of domestic violence, after school programs, healthy meal programs for low-income seniors, and coordinated information and referral services among many others.

Alameda County Measure B and Measure BB sales tax funds of approximately \$860,000 will be utilized to provide specialized transportation services to seniors and disabled individuals. Services are restricted to the sole provision of transportation services for the above referenced populations. While these funds are restricted, they provide an important tool in improving the lives of our senior and disabled Hayward residents outside of federal dollars.

Program Specific Requirements

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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



CITY OF HAYWARD

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File #: RPT 17-123

Date: September 20, 2017
To: Community Services Commission
From: Dana Bailey, Community Services Manager
Thru: Sean Reinhart, Director of Library and Community Services
Subject: **Community Agency Funding Process - Draft Application Update FY 2019**

On May 23, 2017 the City Council and the Community Services Funding Process Update Committee held a joint work session to re-affirm the desired goals and areas of focus for projects and services that impact low-income Hayward residents.

Link to May 23, 2017 Council/ CSC joint work session report and proceedings:

<https://hayward.legistar.com/LegislationDetail.aspx?ID=3053380&GUID=D315B54C-5060-47B8-8CFD->

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Per Council's direction at the joint work session, the CSC will solicit applications for Community Agency Funding in the upcoming fiscal cycle, FY 2019, utilizing a proposed "Hybrid Model" of funding distribution. This option divides available funding into through roughly equal components:

1. **Targeted Areas of Need** focus on priority areas of need as identified by Council and the CSC (i.e. housing, homelessness, food insecurity, youth and families, and so forth);
2. **Arts, Music and Culture** focuses on the promotion and advancement of local art, music, and cultural activities;
3. **Infrastructure & Economic Development** as mandated by HUD regulations for the Community Development Block Grant program; and
4. **Untargeted/General** each year provides competitive funding opportunities to projects and activities in other categories and areas of need.

The Community Services Commission will discuss the implementation of Council's policy recommendations into the draft application at its regular meeting at 7:00 p.m. on Wednesday, September 20, 2017. Also at this meeting, the CSC will review the draft application and evaluate it for alignment with the Council Strategic Initiatives. In addition, the CSC will review and discuss the effective use of evidence-based practices when formulating funding recommendations.