



## CITY COUNCIL AGENDA REPORT

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April 20, 2021  
City Manager  
Housing Division

**TITLE: APPROVE THE ANNUAL ACTION PLAN (FY 2021-2022) FOR THE USE OF FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS**

**SUMMARY**

Pleasanton will receive \$362,689 in federal CDBG funds for federal Fiscal Year 2021 (FY 2021/22). At the April 20 meeting, the Council is also expected to take action regarding the allocation of federal CDBG funds for FY 2021/22 as part of the allocation of Housing and Human Services Grant (HHSG) funding to local non-profit agencies. This report summarizes the Annual Action Plan for FY 2021/22 that must be submitted to HUD in order for the City to receive its FY 2021/22 allocation of CDBG funds. The report makes a recommendation to approve this document.

**RECOMMENDATION**

Approve the Annual Action Plan for federal Fiscal Year 2021 and direct staff to submit to HUD by the May 14, 2021 deadline.

**FINANCIAL STATEMENT**

The approval of the annual Action Plan will not have a direct fiscal impact on the City. As noted earlier, the City will receive \$362,689 in CDBG funds for FY 2021/22.

## BACKGROUND

As a condition of receiving its annual allocation of federal CDBG funds, the City is required to submit an “Annual Action Plan” to HUD. The Annual Action Plan includes a listing of projects and activities to be funded with CDBG funds (also scheduled for review and approval by the Council at the meeting of April 20) as well as an annual assessment of the City’s progress toward meeting its goals for housing and community development. Every five years, the City must also submit a “5-Year Consolidated Plan” which is required to include a statement of its local goals and objectives related to housing and community development. A new 5-Year Consolidated Plan for fiscal years 2020 through 2024 (FY 2020-24 Consolidated Plan) was completed last year.

As the Council is aware, the City is a member of the Alameda County HOME Consortium which makes Pleasanton eligible to receive an annual allocation of federal HOME Investment Partnership Program (HOME) funds in addition to its CDBG allocation. The Consortium coordinates the submittal of a composite Annual Action Plan to HUD; however, each City member of the Consortium is required to submit its own section of the Annual Action Plan. The draft Annual Action Plan for federal fiscal year 2021 for the City of Pleasanton is attached to this report.

## DISCUSSION

The attached draft Annual Action Plan document is similar in in format and content to the plans that have been submitted in previous years. Staff incorporated the goals, policies, and programs from the City’s most recent Housing Element. Staff believes that the resulting document is a reasonable expression of the City’s goals and objectives for human services, housing and community development, particularly as they relate to the needs of the City’s lower income population and the use of the relatively small allocation of federal grant funds received for housing and community development activities.

Staff recommends that the Council provide comments on the attached draft Annual Action Plan, which is currently available for review for a 30-day public comment period (April 9 through May 10, 2021), as deemed appropriate, listen to any public testimony regarding the Plan, and approve the document for submission to HUD by the May 14, 2021 deadline. Staff will forward the final document to Alameda County for incorporation into the composite Annual Action Plan for the Consortium to be submitted to HUD by the May 14, 2021 deadline.

Submitted by:



Brian Dolan  
Assistant City Manager

Fiscal Review:



Tina Olson  
Finance Director

Approved by:



Nelson Fialho  
City Manager

### Attachments:

1. Draft Annual Action Plan for FY 2021/22

# **DRAFT Action Plan FY 2021-2022**



Alameda County HOME Consortium

*Public Review Period: April 9 – May 10, 2021*

## Executive Summary

### AP-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The Annual Action Plan includes a listing of projects and activities to be funded with CDBG funds during FY 2021-2022 as well as an annual assessment of the City's progress toward meeting its goals for housing and community development. Pleasanton will receive \$362,689 in federal CDBG funds for federal Fiscal Year 2021, and the City will allocate \$458,000 in local Lower Income Housing Funds and \$241,152 in local General Funds to supplement funding for several housing projects and services which sought funds under the CDBG program funding allocation process.

In order to implement its Housing and Community Development Strategic Plan during the next fiscal year, the City of Pleasanton will allocate CDBG funds to non-profit agencies serving low income persons for the implementation of the FY 2021/22 Housing and Human Services Grants Program (see Table A on next page) which will fund 25 different projects. \$25,211 in CDBG funds will be allocated to the City's annual Section 108 Loan Repayment in accordance with HUD's 20-year repayment plan. \$210,537 in CDBG funds will go toward a capital improvement project (Open Heart Kitchen's Vineyard 2.0 Kitchen project). \$54,403 in CDBG funds will fund two public service programs providing meals to low income seniors (Open Heart Kitchen Senior Meals Program and Spectrum Community Services Meals on Wheels Program).

All FY 2021-2022 activities are targeted to serve eligible households which reside within the City of Pleasanton, although several projects are located in the adjacent cities of Livermore and Dublin but serve Pleasanton residents.



**TABLE A:  
FY 2021-2022 Housing and Human Services Grant (HHSB) Recommended Funding Allocation**

Agency Name	Project Title	Funds Requested	Total	CDBG	CDBG Admin	City Gen Fund	HOME	LIHF
<b>HUMAN SERVICE PROJECTS: (reviewed by Human Services Commission, March 3, 2021 and April 7, 2021)</b>								
<b>1) CAPITAL / REHAB</b>								
City of Pleasanton	Annual Section 108 Loan Payment (Axis Clinic)	\$ 25,211	\$ 25,211	\$ 25,211				
Goodness Village	Laundry Facility project	\$ 35,000	\$ -	\$ -				
Open Heart Kitchen	Vineyard 2.0 Kitchen project	\$ 201,537	\$ 210,537	\$ 210,537				
		<b>\$ 261,748</b>	<b>\$ 235,748</b>	<b>\$ 235,748</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>2) SERVICES - MEDICAL / HEALTH</b>								
Tri-City Health Center	East County Street Health Outreach - SUD Services	\$ 15,000	\$ -	\$ -		\$ -		
		<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>3) SERVICES - FOOD</b>								
Open Heart Kitchen	Pleasanton Senior Meals Program	\$ 70,000	\$ 45,203	\$ 27,203		\$ 18,000		
Spectrum Community Services	Meals on Wheels for Homebound Pleasanton Seniors	\$ 40,000	\$ 27,200	\$ 27,200				
Tri-Valley Haven	Food Pantry	\$ 30,000	\$ 15,000			\$ 15,000		
		<b>\$ 140,000</b>	<b>\$ 87,403</b>	<b>\$ 54,403</b>	<b>\$ -</b>	<b>\$ 33,000</b>	<b>\$ -</b>	<b>\$ -</b>
<b>4) SERVICES - HOMELESS</b>								
CityServe of the TriValley	Homeless Prevention and Family Stabilization Program	\$ 80,000	\$ 49,000			\$ 49,000		
Tri-Valley Haven	Shiloh Domestic Violence Shelter and Services	\$ 35,000	\$ 10,000			\$ 10,000		
Tri-Valley Haven	Sojourner House Homeless Shelter Program	\$ 30,000	\$ 11,000			\$ 11,000		
		<b>\$ 145,000</b>	<b>\$ 70,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,000</b>	<b>\$ -</b>	<b>\$ -</b>
<b>5) SERVICES - FINANCIAL / LEGAL</b>								
CALICO Center	Pleasanton Child Abuse Intervention Program	\$ 11,000	\$ 6,000			\$ 6,000		
Legal Assistance for Seniors	Legal and Supportive Services for Older Adults	\$ 7,000	\$ 6,000			\$ 6,000		
Tri-Valley Haven	Counseling	\$ 30,000	\$ 15,500			\$ 15,500		
		<b>\$ 48,000</b>	<b>\$ 27,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 27,500</b>	<b>\$ -</b>	<b>\$ -</b>
<b>6) SERVICES - DISABLED / SPECIAL NEEDS</b>								
Sunflower Hill	Sunflower Hill at Irby Ranch Program Support	\$ 25,000	\$ -			\$ -		
Sunflower Hill	Sunflower Hill Program for Adults with Developmental Dis	\$ 23,242	\$ 11,749			\$ 11,749		
		<b>\$ 48,242</b>	<b>\$ 11,749</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,749</b>	<b>\$ -</b>	<b>\$ -</b>
<b>7) SERVICES - OTHER</b>								
Assistance League of Amador Valley	Assistance League of Amador Valley	\$ 7,500	\$ 3,000			\$ 3,000		
Chabot-LP / TV One Stop Career Ctr	Pleasanton Community Jobs Support, 2021-22	\$ 14,055	\$ 5,500			\$ 5,500		
Chabot-LP / TV One Stop Career Ctr	Pleasanton EITC Support Program, 2021-22	\$ 10,015	\$ 4,000			\$ 4,000		
Hively	Hively Community Resources	\$ 25,000	\$ 8,000			\$ 8,000		
Hively	Hively Strengthening Families Through Trauma Informed	\$ 25,000	\$ 12,000			\$ 12,000		
Hope Hospice, Inc	Grief Support Center and Hospice Volunteer Program	\$ 20,000	\$ 6,000			\$ 6,000		
Narika	Self-Empowerment & Economic Development Program	\$ 20,000	\$ 6,000			\$ 6,000		
		<b>\$ 121,570</b>	<b>\$ 44,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,500</b>	<b>\$ -</b>	<b>\$ -</b>
<b>8) BEHAVIORAL HEALTH SERVICE</b>								
Axis Community Health	Behavioral Health Service Agreement	\$ 35,000	\$ 35,000			\$ 35,000		
		<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ -</b>
<b>9) ADMINISTRATION</b>								
City of Pleasanton	Administration of CDBG / HHSB Program	\$ 72,537	\$ 72,537		\$ 72,537			
		<b>\$ 72,537</b>	<b>\$ 72,537</b>	<b>\$ -</b>	<b>\$ 72,537</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
		<b>\$ 887,097</b>	<b>\$ 584,437</b>	<b>\$ 290,151</b>	<b>\$ 72,537</b>	<b>\$ 221,749</b>	<b>\$ -</b>	<b>\$ -</b>
<b>HOUSING-RELATED PROJECTS: (reviewed by Housing Commission, March 18, 2021)</b>								
				<b>CDBG Pub Svc</b>	<b>CDBG Admin</b>	<b>City Gen Fund</b>	<b>HOME</b>	<b>LIHF</b>
Abode Services*	Tri-Valley Rapid Rehousing Program (Rent Subsidies)	\$ 95,305	\$ 95,305				\$ 95,305	
	Tri-Valley Rapid Rehousing Program (Case Mgmt)	\$ 54,695	\$ 54,695					\$ 54,695
Centro Legal de La Raza	Tri-Valley Fair and Secure Housing Project	\$ 59,245	\$ 40,000					\$ 40,000
CityServe of the TriValley	Homeless Intervention and Crisis Stabilization Project	\$ 80,000	\$ 50,000					\$ 50,000
CRIL	Housing and Independent Living Skills	\$ 15,000	\$ 15,000					\$ 15,000
ECHO Housing	Housing Counseling Services	\$ 40,000	\$ 40,000					\$ 40,000
Habitat for Humanity**	Housing Rehabilitation Program	\$ 128,000	\$ 128,000				\$ 23,396	\$ 104,604
Tri-Valley REACH	Housing Preventative Maintenance and Repair	\$ 35,000	\$ 35,000					\$ 35,000
City of Pleasanton	Administration of HOME Program	\$ 7,234	\$ 7,234				\$ 7,234	
		<b>\$ 514,479</b>	<b>\$ 465,234</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 125,935</b>	<b>\$ 339,299</b>
		<b>\$ 1,401,576</b>	<b>\$ 1,049,671</b>	<b>\$ 290,151</b>	<b>\$ 72,537</b>	<b>\$ 221,749</b>	<b>\$ 125,935</b>	<b>\$ 339,299</b>
	<b>Community Grants Program</b>	<b>\$ 88,156</b>						
	<b>TOTAL HHSB/CG Recommendation</b>	<b>\$ 1,137,827</b>						

\* Abode Services: FY 2021/2022 funding includes a projected \$9,500 in carry-over LIHF funds for Case Mgmt  
 \*\* Habitat for Humanity: FY 2021/2022 funding includes a projected \$19,000 in carry-over funds for projects.

## **2. Summarize the objectives and outcomes identified in the Plan**

The Action Plan includes a detailed table that describes this year's priorities and objectives along with goals and objectives from the five-year Consolidated Plan for fiscal years 2020 through 2024 (FY 2020-24 Consolidated Plan).

The City of Pleasanton's Five-Year Strategic Plan includes the following priorities:

### *Priority 1: Housing Needs*

Goal 1: Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair.

Goal 2: Reduction of Housing Discrimination through provision of fair housing and landlord/tenant services.

### *Priority 2: Homeless Needs*

Goal 1: Use resources to end homelessness by funding and supporting homeless services programs.

### *Priority 3: Supportive Housing Needs*

Goal 1: Increase the availability of service enriched housing for persons with special needs by supporting the acquisition and new construction of housing units.

In 2016 and 2017, the City has been working with Sunflower Hill to develop specialized housing and related supportive services for persons with autism and related disorders. In July 2016 the City approved an Affordable Housing Agreement to make available a 1.35 acre site for a 31-unit housing development by Sunflower Hill. Sunflower Hill, partnering with affordable housing developer Satellite Affordable Housing Associates (SAHA), made significant progress in 2018, and in March 2019 successfully finalized its tax credit financing to begin construction in April 2019. Sunflower Hill is now fully constructed and leased up as of December 2020.

### *Priority 4: Community Development Needs*

Goal 1: Make improvements, including ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.

Goal 2: Fund economic development, micro-enterprise and on-the-job training.

Goal 3: Support public service programs for low income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis".

Pleasanton has provided tenant-based rental assistance through the Tri-Valley Housing Scholarship Program since 1999 in collaboration with the City of Livermore using HOME funds for rental subsidies and local funds for case management services. In FY 2021-2022, Abode Services will continue to assist households who are homeless or at risk through the Tri-Valley Rapid Rehousing Program. The City will be allocating its HOME allocation for FY 2021-2022 to the rental

subsidies provided by the Rapid Rehousing Program. The City will utilize local HHSF funds in FY2021 to provide counseling and case management services for households with special needs.

The Section 8 certificate and voucher program is currently coordinated through the Housing Authority of the County of Alameda (HACA). The City coordinates with HACA to promote the inclusion of Section 8 voucher holders by local landlords through annual outreach and an educational workshop. There are 50 Project-Based Section 8 vouchers at Kottinger Gardens Phase II.

The City's performance relative to its annual objectives can be reviewed in detail in the most recent Consolidated Annual Performance & Evaluation Report (CAPER) for FY 2019 that was produced by the Alameda County HOME Consortium. This document is available for review at the City of Pleasanton offices or its website at [www.cityofpleasantonca.gov](http://www.cityofpleasantonca.gov).

### **3. Evaluation of past performance**

An evaluation of FY 2019-2020 activities was developed for public comment in August 2022. The CAPER for FY 2020-2021 will be completed in September 2021.

### **4. Summary of Citizen Participation Process and consultation process**

The City held a joint HHSF grant application virtual workshop via Zoom in collaboration with the cities of Livermore and Dublin on December 10, 2020. Notices regarding the virtual workshop were mailed directly to over agencies and persons in an "interest list" data base, and notices were also published in the key local newspapers and on city web sites prior to the workshop. HHSF grant applications were reviewed in two public meetings held in March 2021 and another public meeting held on April 7, 2021.

The April 20<sup>th</sup>, 2021 City Council will be noticed in a newspaper of general circulation as well as a local paper that is delivered to all Pleasanton residents. Alameda County will also publish notices regarding the overall Action Plan (which includes all entitlement cities and the urban county) in ANG newspapers throughout the County. Copies of the draft Action Plan will be posted on the City's website for public review and upon request. A 30-day public review period, which will be coordinated by Alameda County HOME Consortium, will commence on April 9<sup>th</sup> and ended on May 10<sup>th</sup>, 2021.

### **5. Summary of public comments**

The City is soliciting public comments on the Draft FY 2021-22 Action Plan for 30 days from April 9 – May 10, 2021.

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

Any comments or views received during the 30-day public comment period (April 9 – May 10) will be outlined here.

**7. Summary**

The City has proposed allocating its available CDBG funds, as well as City General Funds and Low Income Housing Funds, to activities and projects, described above, in order to address the City's housing and community development needs.

DRAFT



## 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	PLEASANTON	
CDBG Administrator	PLEASANTON	City Manager / Housing Division
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

#### Narrative

The Consolidated Plan is prepared by the City's Housing Manager who reports directly to the Assistant City Manager in the City Manager's office. The Housing Manager is also responsible for administering the CDBG program and is the liaison to County of Alameda for matters related to the HOME program as the City of Pleasanton is a member of the Alameda County HOME Consortium.

#### Consolidated Plan Public Contact Information

Steve P. Hernandez, Housing Manager  
City of Pleasanton  
Housing Division  
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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

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

The FY 2020-24 Consolidated Plan was prepared through consultation with other public and private entities. At the countywide level, the HOME Consortium Technical Advisory Committee (HOMETAC), composed of staff from all jurisdictions in the HOME Consortium, meet bi-monthly to provide policy input into the Action Plan planning process. Additional countywide consultation efforts are discussed in detail in the Alameda County section of the Consolidated Plan, which is an important document for the HOME Consortium. This Action Plan implements the Consolidated Plan priorities.

Funding priorities are reviewed through two City commissions in addition to publication throughout the community and public hearing by City Council. The City commission review process for the application review, funding recommendation and award are summarized as follows:

- The City's Human Services Commission (HSC) is appointed by the City Council and holds public meetings monthly on the first Wednesday of the month. The HSC provides the main public forum for discussion of a range of issues related to public services in Pleasanton and the Tri-Valley region. Of specific relevance to the FY 2021/22 Housing and Human Services Grants (HHSO) Program were virtual meetings held in October 2020 (discussion of priorities for the upcoming Housing and Human Services Grant, or HHSO, process), February 2021 (discussion of the process for reviewing and evaluating applications for HHSO funding), and March and April 2021 (recommendation for HHSO funding for projects to be included in the next Action Plan).
- The City's Housing Commission (HC) is also appointed by the City Council and holds public meetings monthly on the third Thursday of the month. The HC is similar to the HSC but focuses on housing-related projects and issues. In March 2021, the HC developed, via a virtual public meeting, a recommendation for HHSO funding for housing-related projects and programs to be included in the next Action Plan.
- The City Council serves as the highest level decision making body for all matters related to the Consolidated Plan. The Council holds public meetings twice monthly on the first and third Tuesday of the month. On April 20<sup>th</sup>, 2021, City Council will hold a virtual public hearing and approved recommendations for HHSO funding from the HSC and HC for projects to be included in the next Action Plan. At the same meeting, the Council approved the annual Action Plan for FY 2021-2022 for submittal to HUD.

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

EveryOne Home is a collective impact initiative founded in 2007 to facilitate the implementation of Alameda County, California’s plan to end homelessness, known as the EveryOne Home Plan. In 2018, EveryOne Home updated that Plan now known as the Strategic Plan Update: Ending Homelessness in Alameda County. The Strategic Update recommends actions aimed at reducing homelessness by 1) preventing homelessness; 2) ensuring safer and more dignified conditions for those experiencing homelessness; and 3) increasing permanent homes.

The EveryOne Home Governance Charter memorializes how stakeholders govern the collective impact initiative to end homelessness and meet the federally-defined responsibilities of operating a HUD Continuum of Care as found in the Continuum of Care Program Rule at §578. In fulfillment of those agreements EveryOne Home convenes stakeholders, develops policies for the housing crisis response system, and tracks outcomes through the following committees: EveryOne Home Membership, Leadership Board, Results Based Accountability, HUD CoC Committee, HMIS Oversight Committee, System Coordination Committee, and Youth Action Board. Stakeholders include people with lived experience of homelessness, elected officials, advocacy groups, and service providers as well as county and city government administrators.

In 2020, EveryOne Home, with the support of HUD technical assistance from Abt Associates convened and facilitated a community process aimed at developing a model homeless response system through the framework of racial equity. The process resulted in specific crisis and permanent housing inventory recommendations. In 2021, leadership across the Continuum of Care are working together to implement this optimal system design that will effectively address the crisis needs of people experiencing homelessness and their permanent housing needs. Community stakeholders have agreed to use the racially equitable system model to guide strategic funding decisions for existing and new federal, state, and local resources.

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

Stakeholders in Alameda County have been assessing the needs of persons experiencing homelessness and working to improve our response across the county since the founding of Alameda County-wide Homeless Continuum of Care Council in 1997. The collaboration includes cities and Alameda County government agencies representing multiple systems of care that share overlapping client populations, including but not limited to homelessness services, HIV/AIDS services, behavioral health services, foster care, veteran’s services, health care services, and probation/parole. Alameda Countywide Homeless and Special Needs Housing Plan, now known as the EveryOne Home plan, helped to form EveryOne Home into a community-based organization to implement the Plan and now serves as the County’s Continuum of Care. The EveryOne Home plan is structured around three major goals: 1) preventing homelessness; 2) ensuring safer and more dignified conditions for those experiencing homelessness; and

### 3) increasing permanent homes.

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

#### **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 EveryOne Home Results Based Accountability Committee developed system level and program level performance measures in 2017, and in 2018 the RBA Committee benchmarked those outcomes and set performance targets. These measures and targets now appear in county and city contracts for homeless services. Performance measures include shortening the length of time homeless, increasing permanent housing exits, and reducing returns to homelessness from permanent housing. These measures are published quarterly through the Practitioner's Scorecard on the [Results Based Accountability page of the EveryOne Home website](#). Alameda County Housing and Community Development Department supports the EveryOne Home initiative's efforts to measure and evaluate performance by administering the HMIS and as a founding member of the EveryOne Home Results Based Accountability Committee.

The Continuum of Care has been consulted with entitlement areas on the use of Emergency Solutions Grant (ESG) funds since 2012. At that time representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the Emergency Solutions Grant (ESG) requirements with the goal of county-wide consistency and collaboration. EveryOne Home solicited provider and public input on the use of ESG funds through a series of community meetings. A coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY20-FY24 ESG funding.

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

1	Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by Consultation? Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ABODE SERVICES Housing Services - Housing Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Provided input in the development of the Tri-Valley Human Services Needs Assessment
2	Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by Consultation? Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	AXIS COMMUNITY HEALTH Services-Health Health Agency Non-Homeless Special Needs Provided input in the development of the Tri-Valley Human Services Needs Assessment
3	Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by Consultation? Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	COMMUNITY RESOURCES FOR INDEPENDENT LIVING Housing Services-Persons with Disabilities Housing Need Assessment Non-Homeless Special Needs Provided input in the development of the Tri-Valley Human Services Needs Assessment
4	Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by Consultation? Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	EAST BAY INNOVATIONS Services-Persons with Disabilities Non-Homeless Special Needs Provided input in the development of the Tri-Valley Human Services Needs Assessment

5	<p><b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>  <b>What section of the Plan was addressed by Consultation?</b>  <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>EASTER SEALS BAY AREA  Services-Persons with Disabilities  Non-Homeless Special Needs  Provided input in the development of the Tri-Valley Human Services Needs Assessment</p>
6	<p><b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>  <b>What section of the Plan was addressed by Consultation?</b>  <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>EDEN COUNCIL FOR HOPE AND OPPORTUNITY  Housing  Services - Housing  Services-homeless  Service-Fair Housing  Housing Need Assessment  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Provided input in the development of the Tri-Valley Human Services Needs Assessment</p>
7	<p><b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>  <b>What section of the Plan was addressed by Consultation?</b>  <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>EDEN I&amp;R  Housing  Services-homeless  Other: Information and Referral  Homeless Needs – Chronically homeless  Homeless Needs – Families with children  Homelessness Needs – Veterans  Homelessness Needs – Unaccompanied youth  Non-Homeless Special Needs  Provided input in the development of the Tri-Valley Human Services Needs Assessment</p>
8	<p><b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>  <b>What section of the Plan was addressed by Consultation?</b></p>	<p>LEGAL ASSISTANCE FOR SENIORS  Services-Elderly Persons  Non-Homeless Special Needs</p>



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the Tri-Valley Human Services Needs Assessment
9	<b>Agency/Group/Organization</b>	OPEN HEART KITCHEN
	<b>Agency/Group/Organization Type</b>	Other: Meals for children and seniors
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the Tri-Valley Human Services Needs Assessment
10	<b>Agency/Group/Organization</b>	SPECTRUM COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Other: Meals for seniors
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the Tri-Valley Human Services Needs Assessment
11	<b>Agency/Group/Organization</b>	TRI-VALLEY HAVEN
	<b>Agency/Group/Organization Type</b>	Housing Services – Housing Services - Children Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs – Families with Children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the Tri-Valley Human Services Needs Assessment
12	<b>Agency/Group/Organization</b>	City of Pleasanton Human Services Commission
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the Tri-Valley Human Services Needs Assessment
13	<b>Agency/Group/Organization</b>	City of Pleasanton Housing Commission
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the Tri-Valley Human Services Needs Assessment

Table 2 – Agencies, groups, organizations who participated

**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	Alameda County Community Development Agency	They are incorporated.

Table 3 - Other local / regional / federal planning efforts

## **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 maintains (in collaboration with our neighbor cities of Livermore and Dublin) an on-going data base of approximately 250 nonprofit agencies and other parties that have expressed an interest in the Housing and Human Services Grant (HHSB) program (which serves as the local umbrella program for allocating federal CDBG and HOME funds). The City held one joint virtual application workshops in collaboration with the cities of Livermore and Dublin in early December 2020. Notices regarding the workshops were mailed directly to agencies and persons in the aforementioned database, and notices were also published in the key local newspapers and on city websites prior to the workshops. At the virtual workshop, staff from each city discussed all aspects of the HHSB program and disbursed application packets along with city-specific policy and procedures manuals.

HHSB applicants attended virtual public meetings before either Pleasanton Human Services Commission (March 3, 2021 and April 7, 2021) or the Pleasanton Housing Commission (March 18, 2021) for funding consideration. The Commissions considered the applications and formulated funding recommendations for consideration by the Pleasanton City Council. The funding recommendations will be reviewed for approval by the Pleasanton City Council in a public hearing on April 20, 2021, at which time the FY 2021-22 Action Plan will also approved for submittal to HUD. All meetings were noticed in the *Valley Times*, a newspaper of general circulation. Alameda County also published notices regarding the overall Action Plan (which includes all entitlement cities and the urban county) in ANG newspapers throughout the County. Copies of the draft Action Plan were provided to the main Library and City Hall in Pleasanton as well as on the City's website for public review. A 30-day public review period to solicit public comments on the Draft FY 2021-22 Action Plan, is being coordinated by Alameda County HOME Consortium from April 9<sup>th</sup> through May 10<sup>th</sup>, 2021.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted / broad community	Representatives from approximately 50 agencies, and other interested parties, attended a virtual application workshop in early December 2020.	Information was provided by City representatives regarding the local grant programs offered by the cities of Pleasanton, Livermore, and Dublin.		
2	Public Hearing on April 15 <sup>th</sup>	Non-targeted / broad community	Summary to be provided after April 15 <sup>th</sup> public hearing is held		N/A	
3	Public Hearing on April 20 <sup>th</sup>	Non-targeted / broad community	Summary to be provided after April 20 <sup>th</sup> public hearing is held		N/A	
4	Newspaper Ad	Non-targeted / broad community	Five local newspaper received notice of a 30-day public comment period and public hearing.			

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

This section provides a brief description of the federal CDBG and HOME funds available to implement the City’s FY 2021-2022 Annual Action Plan, which outlines the second year of the FY 2020-2024 Consolidated Plan.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin & Planning Economic Development Housing Public Improvements Public Services	\$362,689	\$0	\$0	\$362,689	\$362,689	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households / communities in the City of Pleasanton.

**Table 4 - Expected Resources – Priority Table**

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

To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the City of Pleasanton plans to undertake the following activities:

- Support applications by organizations or agencies for other public and private sources of financing to leverage City funds.
- Include leveraging as a goal to the maximum extent possible in the City's HHSFG funding application review process.
- Support the acquisition and rehabilitation of existing and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation through the City's Housing Rehabilitation Program (HRP) in collaboration with Habitat for Humanity.
- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental/quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

Matching requirements must be satisfied in the following federal entitlement housing programs: the HOME Program and the Emergency Solutions Grant Program. A variety of non-federal sources may be used for the HOME match requirements, which requires that \$0.25 be "permanently contributed" to the HOME Program or to HOME-assisted projects for every HOME dollar spent. This requirement applies to the program as a whole, not to individual projects. The liability for matching funds occurs when the HOME Consortium actually draws down HOME funds from HUD. Sources of HOME match include cash or cash equivalents from a non-federal source, value of waived taxes or fees, value of donated land or real property, a portion of housing bond proceeds, and the cost of infrastructure improvements, among others.

As a member jurisdiction, the City must comply with the HOME match requirements that have been established by the County. The County will evaluate match requirements for HOME and determine potential match sources. Some match sources may come from local affordable housing trust funds, housing bond proceeds, the value of waived local fees or permits, foregone property tax revenue, local road funds, private donations, services funded by service providers, the State, County, or foundations, other local agency funds, and publicly owned land.

The City does not receive a direct allocation of Emergency Solutions Grant Program (ESG) funds.

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

In 2016, the City executed a long-term ground lease for the former Public Housing Authority land (the approximately 5 acre Kottinger Place project) to MidPen Housing to redevelop as the first 131 unit phase of Kottinger Gardens Senior Apartments. The Phase 1 was completed and fully



leased up in July 2017. Phase 2, which has 54 units, is fully constructed and leased up in July 2019. Kottinger Gardens has a total of 185 units affordable for very low and extremely low income seniors. To assist with the project, the City purchased in 2012 a half-acre parcel immediately adjacent to the existing Kottinger Place Public Housing development to incorporate into the new project.

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

**Table 2 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Needs - <i>Affordable Rental Housing</i>	2020	2024	Affordable Housing		Housing Needs	CDBG: \$0	Rental units constructed: <i>5 Household Housing Unit</i> Rental units rehabilitated: <i>5 Household Housing Unit</i>
2	Housing Needs - <i>Preservation - Owner</i>	2020	2024	Affordable Housing		Housing Needs	CDBG: \$0	Homeowner Housing Rehabilitated: <i>2 Household Housing Unit</i>
3	Housing Needs - <i>Preservation - Rental</i>	2020	2024	Affordable Housing		Housing Needs	CDBG: \$0	Rental units rehabilitated: <i>2 Household Housing Unit</i>
4	Housing Needs - <i>First Time Homebuyer</i>	2020	2024	Affordable Housing		Housing Needs	CDBG: \$0	Direct Financial Assistance to Homebuyers: <i>2 Households Assisted</i>
5	Housing Needs - <i>Reduction of Housing Discrimination</i>	2020	2024	Affordable Housing		Housing Needs	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: <i>10 Households Assisted</i>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homeless Needs	2020	2024	Affordable Housing Homeless		Homeless Needs	CDBG: \$0	Homelessness Prevention: 2 Persons Assisted
7	Supportive Housing Needs	2020	2024	Affordable Housing		Supportive Housing Needs	CDBG: \$0	Other: 2 Other
8	Community Development Needs - Capital Improvements	2020	2024	Non-Housing Community Development		Community Development Needs	CDBG: \$70,091	Other: 2 Other
9	Community Development Needs - Economic Development	2020	2024	Non-Housing Community Development		Community Development Needs	CDBG: \$0	Other: 1 Other
10	Community Development Needs - Public Services	2020	2024	Non-Housing Community Development		Community Development Needs	CDBG: \$183,681	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Rental Housing
	<b>Goal Description</b>	Support the efforts of private developers seeking to develop affordable rental housing in Pleasanton (City financial assistance and fee waivers; tax credits secured by project developers); approve 20 new units with rents affordable to low and very low income households.
2	<b>Goal Name</b>	Preservation - Owner
	<b>Goal Description</b>	Provide Housing Rehabilitation Program (HRP) services to 10 low and very low income households.

3	<b>Goal Name</b>	Preservation - Rental
	<b>Goal Description</b>	Identify existing rental properties that might benefit from rehabilitation. When possible, enter into regulatory agreements with owners to ensure long-term affordability (using CDBG and City Housing Funds).
4	<b>Goal Name</b>	First Time Homebuyer
	<b>Goal Description</b>	Continue to offer down payment assistance loans through the Down Payment Assistance program to help bridge the gap between a minimum down payment and first mortgage and increase buying capacity.
5	<b>Goal Name</b>	Reduction of Housing Discrimination
	<b>Goal Description</b>	Contract annually with ECHO Housing or a similar agency for fair housing and complaint investigations services throughout the City. This service is funded through a combination of City Housing Funds and CDBG funding and includes information and outreach to owners, renters, and buyers concerning their rights and obligations and the support services available in the community.
6	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Continue to work with EveryOne Home, Abode Services, ECHO Housing, the City of Livermore, and other parties involved in the coordination and delivery of homelessness services to reduce the incidence of homelessness in Pleasanton and the Tri-Valley area.
7	<b>Goal Name</b>	Service Enriched Housing
	<b>Goal Description</b>	Work with Alameda County and other partners to create new transitional and permanent housing units county-wide for special needs individuals and families who are extremely low and low income households.
8	<b>Goal Name</b>	Improved Health Care Access
	<b>Goal Description</b>	Continue to provide technical and material support to Axis Community Health with an emphasis on assisting the construction of the new clinic located at 5925 West Las Positas Blvd. in Pleasanton (and its satellite facilities).
9	<b>Goal Name</b>	Improve Opportunities for Youth
	<b>Goal Description</b>	Continue to implement the recommendations in the City's adopted Youth Master Plan.
10	<b>Goal Name</b>	Improve Opportunities for Seniors
	<b>Goal Description</b>	Work with the City of Pleasanton Paratransit Program and agencies that deliver services to seniors (e.g., Spectrum, Open Heart Kitchen, Senior Support Program, etc.) to improve outreach and access.

11	<b>Goal Name</b>	Address Emerging Community Needs
	<b>Goal Description</b>	Strive to approve one new program or service for low income and/or underserved populations during the fiscal year.
12	<b>Goal Name</b>	Improve Public Service Support
	<b>Goal Description</b>	Provide services in the following areas: child care services; services for persons with developmental disabilities; shelter, counseling, and related services for domestic violence victims; pediatric medical services; services for victims of HIV/AIDS; services to Pleasanton school-age at-risk youth; meal delivery service to homebound elderly persons; Alzheimers counseling and referral services and senior day care; bereavement counseling for low income seniors.
13	<b>Goal Name</b>	Promote Economic Development Opportunities
	<b>Goal Description</b>	Assist one to two businesses during the fiscal year according to demand.

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## AP-35 Projects - 91.420, 91.220(d)

### Introduction

This section of the Action Plan includes the programs and activities which the City of Pleasanton will carry out to implement its Housing and Community Development Strategic Plan during FY 2021/2022.

This section describes individual activities to be funded with FY 2021/2022 Community Development Block Grant (CDBG) funding. The City's use of HOME funding is addressed separately under the County's section of the Consolidated Plan.

There are four (4) types of projects eligible for CDBG funds: capital improvement projects, economic development, housing, and public services. To be eligible for CDBG funding, projects must meet at least one (1) of HUD's national objectives: 1) to benefit low/moderate-income people; 2) to prevent or eliminate slums and blight; and 3) to meet an urgent community development need.

CDBG-funded projects must also pass the low- and moderate-income benefit test. A project meets this standard if at least 51% of the beneficiaries have low-moderate incomes (i.e., incomes at or below 80% of Area Median Income) or if the project benefits an area (e.g., census tracts, service area, neighborhood, etc.) with a majority of low-moderate income people. Funded projects are required to document the income levels of persons and households receiving these services.

For FY 2021-2022, the City is proposing to allocate its FY 2021-2022 CDBG funds in the following eligible funding categories: Public Services, Public Facilities, and General Administration.

#	Project Name
1	Open Heart Kitchen - Senior Meals Program
2	Spectrum Community Services – Meals on Wheels Program
3	City of Pleasanton Axis Section 108 Loan Repayment
4	Open Heart Kitchen – Vineyard 2.0 Kitchen Project
5	City of Pleasanton - Administration

Table 3 – Project Information

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

As recommended by the City's Human Services Commission and Housing Commission and approved by the Pleasanton City Council, Open Heart Kitchen's Senior Meals Program and Spectrum Community Services Meals on Wheels Program will be funded with CDBG public services funds in FY 2021-2022.

The City will continue to repay its HUD Section 108 Loan, in accordance with the 20-year repayment schedule for the \$950,000 HUD Section 108 Loan, which is shared with the cities of



Dublin and Livermore, used to complete the Axis Community Health Clinic.

The City will also allocate CDBG capital improvements funds to assist Open Heart Kitchen construct its commercial kitchen at the Vineyard 2.0 project in Livermore. This project is a mixed-used development that will include 24 rental housing units for formerly homeless individuals, and a 10,000 square foot commercial space consisting of a commercial kitchen, dining room, and a Homeless Resource Center. Open Heart Kitchen has partnered with Housing Consortium of the East Bay (HCEB) to construct the commercial kitchen that will be its permanent home for its hot meals program.

The main obstacles to addressing the City's underserved needs are: 1) the continued funding reductions to the CDBG and HOME programs, and 2) the available funding is far below what is necessary to address all the needs.

Allocation priorities are based on the Consolidated Plan. There are a number of barriers to providing affordable housing in Pleasanton, based on real estate market and non-market factors. Affordable housing projects are difficult to build due to the high cost of building materials. The cost and limited availability of land in Pleasanton contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources. HUD's cap of 15% of the allocation for public services is an obstacle for providing supportive services to homeless population, especially in smaller cities like Pleasanton which does not receive a significant allocation of CDBG funds.

## AP-38 Project Summary

Project Summary Information (see attached AP-38 Projects Summary Table)

<b>1</b>	<b>Project Name</b>	Open Heart Kitchen - Senior Meals Program FY21/22
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Public Services
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$27,203
	<b>Description</b>	Open Heart Kitchen proposed to provide all free and reduced cost senior meal programs located at the Pleasanton Senior Center for lunch and at Ridgeview Commons (an affordable senior housing property) for dinner in FY 2021-2022.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Open Heart Kitchen is estimating to providing nutritional meals to 700 seniors in FY 2021-2022.
	<b>Location Description</b>	Meals are served five days a week. Lunch is served at the Pleasanton Senior Center located at 5353 Sunol Blvd. in Pleasanton. Dinner is served at Ridgeview Commons apartments located at 5200 Case Avenue in Pleasanton.
	<b>Planned Activities</b>	Open Heart Kitchen will be serving nutritional meals at the Pleasanton Senior Center during lunch from 11:45am - 1pm and at Ridgeview Commons during dinner time. Meals are picked up curbside and taken to go.

<b>2</b>	<b>Project Name</b>	Spectrum Community Services - Meals on Wheels
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Public Services
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$27,200
	<b>Description</b>	Spectrum plans to deliver 18,000 meals to 110 unduplicated and homebound, low-income seniors and disabled adults in Pleasanton in FY 2021-2022.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Spectrum will be delivering meals to 110 unduplicated homebound, low-income Pleasanton seniors and disabled adults.
	<b>Location Description</b>	Spectrum will be delivering meals to homebound seniors throughout the City.
	<b>Planned Activities</b>	Spectrum will deliver 18,000 nutritional meals to 110 frail homebound, low-income seniors and disabled adults residing in Pleasanton.

<b>3</b>	<b>Project Name</b>	City of Pleasanton Axis Section 108 Loan Repayment
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Capital Improvements
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$25,211
	<b>Description</b>	Annual installment for repayment in FY 2021-2022 (City of Pleasanton portion) of the \$950,000 Section 108 Loan from HUD for assisting in the acquisition of the Axis Community Health Clinic, in accordance to HUD's 20-year repayment schedule.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Section 108 loan repayment does not directly benefit Pleasanton and Tri-Valley residents, but Axis Community Health offers services from five sites, including the new clinic in the Tri-Valley area and serves more than 14,000 members of the community.
	<b>Location Description</b>	Axis Community Health Clinic is located at 5925 West Las Positas Blvd., Suite 100, Pleasanton, CA 94588.
	<b>Planned Activities</b>	The Section 108 loan repayment is in accordance with HUD's 20-Year Repayment Plan with a full term in FY 2033-2034.

<b>4</b>	<b>Project Name</b>	Open Heart Kitchen Vineyard 2.0 Kitchen Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Capital Improvements
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$210,537
	<b>Description</b>	Open Heart Kitchen has partnered with Housing Consortium of the East Bay (HCEB) to construct the commercial kitchen that will be its permanent home for its hot meals program at the Vineyard 2.0 project in Livermore. This project is a mixed-used development that will include 24 rental housing units for formerly homeless individuals, and a 10,000 square foot commercial space consisting of a commercial kitchen, dining room, and a Homeless Resource Center.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Open Heart Kitchen estimates that once the commercial kitchen is constructed, Open Heart Kitchen would be able to serve 750 Pleasanton residents.
	<b>Location Description</b>	Vineyard 2.0 Project is located at 460 North Livermore Avenue, Livermore, CA 94550.
	<b>Planned Activities</b>	Open Heart Kitchen is proposing to construct a commercial kitchen that will be its permanent home for its hot meals program.

<b>5</b>	<b>Project Name</b>	City of Pleasanton Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Needs - Affordable Rental Housing Housing Needs - Preservation - Owner Housing Needs - Preservation - Rental Housing Needs - First Time Homebuyer Housing Needs - Reduction of Housing Discriminatio Homeless Needs Supportive Housing Needs Community Development Needs - Capital Improvements Community Development Needs - Economic Development Community Development Needs - Public Services
	<b>Needs Addressed</b>	Housing Needs Homeless Needs Supportive Housing Needs Community Development Needs
	<b>Funding</b>	CDBG: \$72,537
	<b>Description</b>	General administration and oversight of the City of Pleasanton's CDBG program in FY 2021-2022.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	The Housing Division for the City of Pleasanton is located at 200 Old Bernal Avenue, Pleasanton, CA 94566.
	<b>Planned Activities</b>	City staff will administer the CDBG Program in accordance to HUD CDBG regulations.

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

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

The City of Pleasanton receives an allocation of Community Development Block Grant (CDBG) funds, which may be used for eligible activities, eligible households, and/or eligible areas within its jurisdiction. The CDBG funds are allocated according to a formula based on population data from the 2010 Census and the number of substandard units in each jurisdiction. All projects listed in the "Proposed Projects" tables are intended and open to serve eligible households within the City of Pleasanton. Census tracts that are located completely or partially within the current Pleasanton city limits are as follows: 4506.01, 4506.02, 4506.03, 4506.04, 4506.05, 4506.06, 4506.07, 4506.43, 4506.46, 4507.01, 4507.41, 4507.42, 4507.44, and 4507.45.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-wide	100

Table 5 - Geographic Distribution

### **Rationale for the priorities for allocating investments geographically**

Geography was not used to determine funding allocation priorities.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

This section includes the actions planned by the City of Pleasanton during the FY 2019-2020 to reduce barriers to affordable housing.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Pleasanton is an active member of the Alameda County HOME Consortium. In 2010, the Consortium completed an updated Analysis of Impediments to Fair Housing as part of its fair housing planning program. The HOME Consortium Analysis of Impediments includes demographic information for each jurisdiction, an evaluation of each jurisdiction's fair housing status, a description of public and private impediments to fair housing choice, and an assessment of current public and private fair housing programs. The HOME Consortium will be updating the AI in accordance to HUD's new regulations.

The City provides fair housing and housing counseling services to area residents through a contract with ECHO Housing. The City's funding is high on a per-capita basis relative to other communities, and the majority of this service is paid for with local rather than HUD funds. ECHO Housing's services include investigation of housing discrimination complaints as well as educational seminars for housing managers, owners, realtors, and tenants. City staff works with ECHO Housing to address identified impediments. In addition to the general services provide through the City's contract with ECHO Housing, the City has been active in the following areas:

- The City has supported a variety of grass-roots efforts over the past decade that have resulted in the construction of new, affordable housing for a wide spectrum of housing needs in the community (family rental, senior, first-time home buyer, disabled, and other special needs). The majority of these efforts have involved local funds.
- The City sponsors, through an annual contribution of local funds, the efforts of the East Bay Housing Organization (EBHO) public education campaign to address local opposition to and misperceptions of affordable housing.
- The City has collaborated extensively with its neighbor city, Livermore, on housing programs and issues of shared concern (e.g., Sojourner House emergency shelter). The cities, as well as the City of Dublin, collaborated to secure a Section 108 Loan to assist in financing the construction of the Axis Community Health Clinic in Pleasanton.
- The City has supported an extensive Housing Rehabilitation Program. The City and its program administrator Habitat for Humanity will continue to outreach to minority and women contractors as well as local business enterprises.
- The City has used local, State, and HOME funds to construct and or acquire and rehabilitate housing units for rental by persons with physical, mental, and developmental disabilities.
- In 1999, Pleasanton helped establish the Tri-Valley Housing Scholarship Program which offers tenant-based rental assistance to households that are homeless or at risk of being homeless.



Subsidies are provided while the head of household is undergoing job training. Over 90% of households served are headed by female heads of households, and the majority of clients have been minority households. This program was recently revamped into the Tri-Valley Rapid Rehousing Program to assist all income-eligible households.

## **Discussion**

Funding. One of the significant barriers to affordable housing in Pleasanton and the surrounding region is the high cost of developing and maintaining affordable housing. The City of Pleasanton will apply CDBG, HOME, and City Lower Income Housing Funds toward affordable housing projects and programs in FY 2021-2022. The City will continue to monitor the availability of specialized grants for housing development and will utilize its Lower Income Housing Fund to finance activities promoting affordable housing.

Land Costs. The City does not have ownership of any significant parcels of land at the present time. Therefore, the market cost of land is posing an ongoing constraint to new affordable housing development in which the City has direct involvement. However, the City has worked and will continue to work with individual developers and with the owners of large land holdings to attempt to reserve additional sites for affordable housing development during the five-year Strategic Plan period. The City's Inclusionary Zoning Ordinance provides the option of land dedication in lieu of providing affordable housing units. The completion of the Housing Element Update 2015-2023 may provide additional land ownership opportunities that can be utilized to create new affordable housing.

Housing Development Costs. The City will continue to work to offset the costs of housing development by waiving certain City fees for affordable rental and ownership housing units and by providing various types of subsidies through the use of its Lower Income Housing Fund. The example was cited earlier in this report of extensive fee waivers that have been granted in the past to defray development costs and promote affordable housing construction.

Community Perceptions of Affordable Housing. A continuing impediment to affordable housing development is the negative perception of affordable housing held by many members of the public. The City provides local funds annually to East Bay Housing Organizations (EBHO) to implement an ongoing program aimed at improving residents' perceptions and understanding of affordable housing.

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

### **Introduction**

The City will pursue the following planned actions in order to undertake the strategies outlined in Pleasanton's FY 2020-2024 Consolidated Plan.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacle to meeting the underserved needs in Pleasanton is securing adequate funding resources. The priority needs highlighted in its FY 2020-2024 Consolidated Plan are designed to address the underserved needs within the Pleasanton jurisdictional boundaries.

### **Actions planned to foster and maintain affordable housing**

The primary gaps facing Pleasanton, as well as its neighbor cities, in delivering affordable and supportive housing are primarily the lack of financial resources (including land) for development, operations, and support services combined with a location that has the highest costs in the region. The City will continue to coordinate and collaborate with the Alameda County HOME Consortium, with Alameda County as the lead agency, to utilize federal HOME funds for acquisition, rehabilitation, and/or new construction of affordable rental housing; tenant-based rental assistance; and single-family and multi- rental housing rehabilitation or minor repairs.

The City will continue to contract with the "housing services" non-profit agencies that have been recipients of Housing & Human Services Grant (HHSG) program funds. These agencies provide housing services that help maintain people in housing and prevent homelessness.

The City's Housing Rehabilitation Program provide rehabilitation and minor home repair grants or loans for income-eligible homeowners. The program have historically preserved and improved the City's existing stock for extremely low- and very low-income homeowners. The City is also assessing extending the Housing Rehabilitation Program to income-eligible renters with disabilities to make accessibility improvements in their rental housing units.

Lastly, the City will continue to monitor its affordable housing portfolio that include more than 1,000 rental housing units and more than 100 homeownership units.

### **Actions planned to reduce lead-based paint hazards**

Lead poisoning is a serious issue in some parts of Alameda County where there are significant numbers of older homes occupied by low income families with children (older homes are most likely to contain lead hazards). Lead hazards are defined as any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects. Common sources of lead poisoning are lead-based paint hazards from dust, deteriorated paint,

and contaminated soil.

No new programs are being considered for the five-year period to reduce lead-based paint hazards in as much as the City's housing stock is generally young (post-1978) and in good condition and unlike to be exposed to the lead. Mitigations are currently implemented on an as needed basis in conjunction with County administered Housing Rehabilitation and Minor Home Repair Program activities. The City is not currently a party to the joint powers agreement which established Alameda County's existing lead abatement program. However, Pleasanton is likely to increase its involvement in lead based paint hazard reduction as involvement in housing rehabilitation programs increases in the future. The City will continue its collaboration with the Alameda County Lead Hazard Prevention Program on marketing and outreach efforts in the Tri-Valley area.

Through its subrecipients of federal funds, the City conducts lead-based paint inspections on tenant-based rental assistance for HOME units built before 1978 as required as part of the Uniform Physical Condition Standards (UPCS) inspections which replaced the Housing Quality Standard (HQS) Inspections. Lead inspections are also conducted as a part of any grants or loans for owner-occupied or rental units funded through the City's Housing Rehabilitation Program.

**Actions planned to reduce the number of poverty-level families**

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

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

The Workforce Investment Board emphasizes private sector, employer-driven job training programs. The Alameda County Self-Sufficiency Program is designed to operate as a single, integrated system for the delivery of work-first, employment focused services. It complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The Self-

Sufficiency Centers provide employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans. The program encourages community partnerships to leverage and maximize funds, prevent duplication of service delivery, and develop the capacity of the community to sustain a safety-net for an expanding population.

The HOME Program provides rental housing projects to assist households earning 60% or less of area median income. Priority considerations are given to proposals that include income targeting to households earning less than 30% of area median income, a target group that includes households living in poverty. Housing developments targeted to families and individuals in this income group often have a social services component to assist the households with other needs such as job training, skill building, case management, and subsidized child care.

Compliance with Section 3 of the Housing Act of 1968 is required as a condition of most City of Pleasanton funding contracts. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects will be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing. The City has developed materials to distribute to contractors to ensure their good faith efforts in complying with Section 3 requirements.

#### **Actions planned to develop institutional structure**

The primary gaps facing Pleasanton and its neighbor cities in delivering affordable and supportive housing are primarily the lack of financial resources (including land) for development, operations, and support services combined with a location that has the highest costs in the region. Community development efforts are frequently limited due to a lack of financial resources. In some cases, there is need for stronger coordination between agencies and organizations although it is generally felt that the region enjoys a high level of coordination and simply needs to continue to foster and expand existing collaborative relationships.

Addressing gaps will continue to be a high priority for Pleasanton. The City will continue its efforts to identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies. The City has streamlined and improved the process for selecting and funding housing and community development projects for its HOME and CDBG programs. In addition, the City has participated in the larger homeless and special needs housing initiatives (the EveryOne Home Plan and the annual Continuum of Care funding process) to select priorities and projects for homeless and special needs funding.

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

See above.

## Program Specific Requirements

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

#### Introduction

The program-specific requirements governed by the Community Development Block Grant (CDBG) Program and HOME Investment Partnership Program (HOME) are described below.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$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
<b>Total Program Income:</b>	<b>\$0</b>

#### 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%

## **Attachments**

### **Grantee SF-424's and Certification(s)**

**DRAFT**

Application for Federal Assistance SF-424		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____		
<b>* 3. Date Received:</b> 3/02/2021		<b>4. Applicant Identifier:</b> CA62826 Pleasanton City
<b>5a. Federal Entity Identifier:</b> _____		<b>5b. Federal Award Identifier:</b> B21MC060050
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> _____		<b>7. State Application Identifier:</b> _____
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> CA62826 Pleasanton City		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 94-6000397		<b>* c. Organizational DUNS:</b> 0049397240000
<b>d. Address:</b>		
<b>* Street1:</b>	P.O. Box 520	
<b>Street2:</b>	(123 Main Street)	
<b>* City:</b>	Pleasanton	
<b>County/Parish:</b>	Alameda	
<b>* State:</b>	CA: California	
<b>Province:</b>	_____	
<b>* Country:</b>	USA: UNITED STATES	
<b>* Zip / Postal Code:</b>	94566-0802	
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> City Manager		<b>Division Name:</b> Housing Division
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b>	Mr.	<b>* First Name:</b> Steve
<b>Middle Name:</b>	P	
<b>* Last Name:</b>	Hernandez	
<b>Suffix:</b>	_____	
<b>Title:</b>	Housing Manager	
<b>Organizational Affiliation:</b> City of Pleasanton		
<b>* Telephone Number:</b>	925-931-5007	<b>Fax Number:</b> _____
<b>* Email:</b>	shernandez@cityofpleasantonca.gov	

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

Community Development Block Grant (CDBG)

**\* 12. Funding Opportunity Number:**

14.218

\* Title:

Community Development Block Grant (CDBG)

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

CDBG Application for FY 2021-2022 for the City of Pleasanton, California.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



### Application for Federal Assistance SF-424

#### 16. Congressional Districts Of:

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

#### 17. Proposed Project:

\* a. Start Date:

\* b. End Date:

#### 18. Estimated Funding (\$):

* a. Federal	<input type="text" value="362,689.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="362,689.00"/>

#### \* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

#### \* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes  No

If "Yes", provide explanation and attach

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

#### Authorized Representative:

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.



**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE <input type="text" value="City Manager"/>
APPLICANT ORGANIZATION <input type="text" value="City of Pleasanton"/>	DATE SUBMITTED 

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - a) The dangers of drug abuse in the workplace;
  - b) The grantee's policy of maintaining a drug-free workplace;
  - c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
  - a) Abide by the terms of the statement; and
  - b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
  - a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

- b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- 7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:**

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction --** The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with Plan --** The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

\_\_\_\_\_  
Signature/Authorized Official  
Nelson Fialho

\_\_\_\_\_  
Date

City Manager  
Title



## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program years 2021 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

\_\_\_\_\_  
Signature/Authorized Official  
Nelson Fialho

\_\_\_\_\_  
Date

City Manager  
Title

DRAFT

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

\_\_\_\_\_  
Signature/Authorized Official  
Nelson Fialho

\_\_\_\_\_  
Date

City Manager  
Title



## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code):

City of Pleasanton Offices  
123 Main Street / 200 Old Bernal Ave.  
Pleasanton, Alameda County, CA 94566

Check  if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

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Signature/Authorized Official  
Nelson Fialho

\_\_\_\_\_  
Date

City Manager  
Title