

Executive Summary

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

1. Introduction

Executive Summary of Fremont Demographics: The City of Fremont is the second most populous city in Alameda County, with an estimated population of approximately 230,000 people. The southernmost city in the county, Fremont also covers the second largest geographic area (approximately 92 square miles) of any city in the Bay Area behind San Jose. The City has a diverse racial and ethnic population; with Asians now making up 50% of the population. According to the 2010 Census, minority groups (Asians; Latinos; Blacks of African Americans; American Indians or Alaskan Natives; Native Hawaiians and other Pacific Islanders; and other residents of two or more races make up approximately 73% of Fremont population.

In the upcoming fiscal year, the City will receive \$1,521,842 in Community Development Block Grant (CDBG) entitlement funds. The City will also have approximately \$413,000 in re-programmed funds, \$90,203 in uncommitted program income, and anticipates \$100,000 in program income. The City's total CDBG program budget is estimated at \$2,125,045.

It is projected that at least 80% of residents benefiting from the CDBG program will be low and moderate-income households as defined by the Department of Housing and Urban Development (HUD).

Geographic Distribution: Due to the City's racial and ethnic diversity, mixed economic base and large geographic area, programs are primarily implemented on a community-wide basis unless otherwise noted. The City implements programs that meet the national objectives of serving low and moderate income clientele (LMC) or low and moderate income housing (LMH), with each activity benefitting low and moderate income individuals, families, or households. The City may also undertake activities meeting the national objective of low and moderate area benefit (LMA), using the upper-quartile exception approved by the Department of Housing and Urban Development. Certain projects receiving funding may be located in other jurisdictions if the project receiving funding serves Fremont residents.

Citizens Participation Process: HUD did not announce the FY 2019 CDBG allocations until April 15, 2019 for CPD formula programs. The City conducted its citizen participation process according to its normal timetable and citizen participation procedures. The City has made clear to its stakeholders that the available funding is an estimate and that contingency provision language was included to explain how the City will adjust its proposed plan to match its actual allocation amounts. This final Action Plan reflects the *actual* allocation amounts.

The City held four public hearings, which resulted in projects proposed in this Action Plan. Utilizing these CDBG funds, in conjunction with local, state, and federal sources, the City plans to continue to meet the Affordable Housing Needs, Community Development (non-housing- Needs, Homeless Needs, and

Supportive Housing Needs of low and moderate-income Fremont residents outlined in the City's FY 2015-2019 Strategic Plan.

2. Summarize the objectives and outcomes identified in the Plan

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

The City's FY 19-20 Action Plan activities with priorities, goals, and objectives are described in detail other parts of this Action Plan. All of the activities being proposed by the City of Fremont are consistent with its five-year Strategic Plan and HUD's outcome performance measurement objectives: Provide a suitable living environment; provide decent housing; and expand economic opportunity. The City proposes to use available CDBG resources to fund public facility improvements; public service; fair housing administration; microenterprise programs; and housing related activities, including affordable rental housing rehabilitation activities, single family housing rehabilitation, and minor home repair activities. The City also proposes to allocate up to \$324,368 to administration. Under CDBG rules, a maximum of 20% of the City's CDBG entitlement, plus 20% of the anticipated program income, may be spent for CDBG program administration. In addition to developing and administering CDBG projects and providing technical assistance to grant recipients, staff monitors all ongoing projects for compliance with federal and other funding requirements and ensures submittal of CDBG program reports to HUD.

3. Evaluation of past performance

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

Past Performance: As noted in our most recently submitted Consolidated Action Plan Evaluation Report (CAPER) for FY 2017, the City helped almost 10,000 individuals with public services (using CDBG and non-CDBG funds), 125 individuals with Economic Development activities and 12 households under the Housing Rehabilitation program. Over 90% of all CDBG funding benefited low and moderate income individuals.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan

Citizens Participation Process: The City held four public hearings, which resulted in projects proposed in this Action Plan. Utilizing these CDBG funds, in conjunction with local, state, and federal sources, the City plans to continue to meet the Affordable Housing Needs, Community Development (non-housing) Homeless Needs and Support Housing Needs of low and moderate-income Fremont residents outlined in the City's FY 2015-2019 Strategic Plan. As a member of the Alameda County HOME Consortium, the City participates in the Consortium's citizen participation process as well as its own public process for

the purpose of development this Action Plan. On December 13, 2018, staff and the Citizens Advisory Committee (CAC) issued Request for Proposals (RFP) for projects beginning July 1, 2019. The availability of funds was advertised through the Tri-City Voice Newspaper, the City's web page, the City's cable channel and an extensive mailing to social service agencies serving Fremont residents. Four public hearings were held during the entire RFP process: Beginning December 13, 2018, RFP materials were made available to the public. On December 13, 2018, staff conducted a public meeting to determine funding priority. Three (3) members of the public attended the hearing. Two (2) comments were received. These comments focused mainly on the following needs: funding to continue housing public service in Fremont, funding to support the operation of an adult day-care program. On February 7, 2019, the CAC and staff conducted a public hearing to develop questions for agencies regarding their proposals. On March 7, 2019, the CAC and staff conducted a public hearing to interview agencies regarding their proposals. On March 14, 2019 the CAC and staff held a public hearing to develop recommendations to be forwarded to the City Council.

5. Summary of public comments

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

Two comments were received. They focused mainly on the following needs: funding to continue housing public service in Fremont, funding to support the operation of an adult day-care program.

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

N/A

7. Summary

The City has proposed allocating its available CDBG funds to the activities and projects described in this Action Plan to meet the City's housing and community development needs.

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	FREMONT	
CDBG Administrator	Nancy Sa	Human Services Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Nancy Sa Community Development Block Grant Interim Administrator 3300 Capitol Avenue, Bldg. B Fremont, CA 94538 (510) 574-2043

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

1. Introduction

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

The FY 19 Action Plan was prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. The Alameda County Lead Poisoning Prevention Program provided valuable information on the number of households at risk of lead poisoning, and the programs currently operating or planned to mitigate lead-based paint hazards. The public housing authorities operating in the HOME Consortium (City of Alameda, City of Livermore, and Alameda County (including the City of Dublin) were consulted to obtain current data on Public Housing and Section 8 housing needs, public housing improvement, and other activities.

The City also has its own public process for the purpose of developing this Action Plan. On December 13, 2018, staff and the CAC issued Request for Proposals (RFP) for projects beginning July 1, 2019. The availability of funds was advertised through the Tri-City Voice Newspaper, the City's web page, the City's cable channel and an extensive mailing to social service agencies serving Fremont residents. Four public hearings were held during the entire RFP process:

- Beginning December 13, 2018, RFP materials were made available to the public.
- On December 13, 2018, staff conducted a publicly noticed grant proposal workshop for prospective CDBG applicants. The workshop gave new agencies the opportunity to understand the proposal process, including proposal criteria and the Citizens Advisory Committee's (CAC) role in the process. Two prospective applicants attended the workshop.
- On February 7, 2019, the CAC and staff held a public meeting to develop supplemental questions for applicants to answer.
- On March 7, 2019, the CAC and staff conducted a public hearing to interview agencies regarding their proposals.
- On March 14, 2019, the CAC and staff held a public hearing to develop recommendations to be forwarded to the City Council.

Staff and CAC also consulted the City's FY 2015-2023 Housing Element to make informed decisions on housing and community development program funding.

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

The City currently provides funding using a combination of CDBG, General Funds and paratransit funds to local non-profit agencies that offer a variety of supportive services to the community, including homeless assistance, meal programs, domestic violence services, health services, adult day care, counseling and case management services. Collectively, these programs make up the City's social service safety net providing crises intervention, basic need, and strengthening services to low and moderate income residents.

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

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

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

The EveryOne Home plan is structured around five major goals: 1) Prevent homelessness and other housing crises. The most effective way to end homelessness is to prevent it in the first place by making appropriate services accessible at the time they are needed. In particular, people leaving institutions such as foster care, hospitals, jails and prisons need interventions and planning that will prevent them from exiting into homelessness. 2) Increase housing opportunities for the plan's target populations. Increasing affordable and supportive housing opportunities requires creative use of existing resources, developing new resources and using effective models of housing and services. This plan identifies a need for 15,000 units of housing

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

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

Alameda County Housing and Community Development Department through HMIS and participation in the EveryOne Home Results Based Accountability Committee supports the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY18 ESG funding.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MidPen Housing Corporation
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for Pickering Place rehabilitation, a 43-unit affordable apartment complex
2	Agency/Group/Organization	Alzheimer’s Services of the East Bay (ASEB)
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for support around their adult day-care program.

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

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alameda County Housing and Community Development Department	The city adopted the County's EveryOne Home Plan in 2006. EveryOne Home envisions a system of housing and services in Alameda County that, by 2020, ensures all extremely low-income residents have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives. EveryOne Home partners are working on five core strategies: 1. Prevent homelessness and other housing crises; 2. Increase housing opportunities for homeless and extremely low-income households; 3. Deliver flexible services to support stability and independence; 4) Measure success and report outcomes and 5) Develop long-term leadership and build political will.

Table 3 - Other local / regional / federal planning efforts

Narrative

N/A

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**

As a member of the Alameda County HOME Consortium, the City participates in the Consortium's citizens' participation process as well as its own public process for the purpose of developing this Action Plan.

On December 13, 2018, staff and the CAC issued Requests for Proposals (RFP) for projects beginning July 1, 2018. The availability of funds was advertised through the Tri-City Voice Newspaper, the City's web page, the City's cable channel and an extensive mailing to social services agencies serving Fremont residents. Four public hearings were held during the entire RFP process:

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- On February 7, 2019, staff and CAC held a public meeting to develop questions for agencies regarding their proposals.
- On March 7, 2019, the CAC and staff conducted a public hearing to interview agencies regarding their proposals.
- On March 14, 2019, the CAC and staff held a public hearing to develop recommendations for the City Council.

The Consortium will hold a pre-draft public hearing at HCD's Housing and Community Development Advisory Committee Meeting. The public hearing will consist of an overview of the Action Plan and request for input on housing and community development needs in the HOME Consortium. A 30-day public comment period for the Action Plan will also be held. The draft Action Plan will also be distributed to all cities, main library branches in Alameda County, HUD and any interested citizens, organizations, or agencies.

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	N/A	N/A	N/A	
2	City cable TV	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	N/A	N/A	N/A	
3	Internet Outreach	Non-English Speaking - Specify other language: Spanish and Chinese Non-targeted/broad community	N/A	N/A	N/A	
4	Mass e-mail	Non-targeted/broad community	N/A	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	Three attendees from two non-profit agencies attended the public hearing.	Two comments were received. They focused mainly on the following needs: funding for the rehabilitation of an affordable housing complex and funding to support the operation of an Adult Day Health Program.	N/A	
6	Public Meeting	Non-targeted/broad community	Four CDBG applicants were interviewed.	Applicants provided clarification on their respective proposal and highlighted their proposals.		
7	Public Meeting	Non-targeted/broad community	No comments received			
8	Public Hearing	Non-targeted/broad community	No comments received			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Resources: In the upcoming fiscal year, the City will receive \$1,521,842 in Community Development Block Grant (CDBG) entitlement funds. The City will also have approximately \$413,000 in re-programmed funds, \$90,203 in FY 2018/19 uncommitted program income, and anticipates \$100,000 in FY 2019/20 program income. The City's total CDBG program budget is \$2,034,842. It is projected that at least 80% of residents benefiting from the CDBG program will be low and moderate income households as defined by the Department of Housing and Urban Development (HUD).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,521,842	190,203	413,000	2,125,045	857,394	The City receives annual CDBG allocation directly from HUD to undertake a variety of housing and community development projects which benefit low and moderate income people.

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: \$		
Other	public - federal	Acquisition Admin and Planning Housing	0	0	0	0	0	

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

The City of Fremont will seek all applicable state and federal funding sources that will support the activities outlined in the 5-year Strategic Plan. Leveraging of federal funds will be accomplished through the use of local funds such as those from public and/or private sources of affordable housing. In addition, the City uses leveraging ratios of its sub recipients as a criterion for funding.

Matching requirements for HUD programs will be satisfied with acceptable sources of non-federal financing. Sources may include private donations, owner funds, state funds, city and foundation funds and other acceptable non-federal sources of financing.

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

N/A

Discussion

Approximately \$233,057 will be held in reserve to be allocated to eligible CDBG projects in FY 2020/21.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Needs Goals	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	City-wide	Affordable Housing Need	CDBG: \$1,281,000	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 43 Household Housing Unit Homeowner Housing Rehabilitated: 8 Household Housing Unit
2	Community Development Needs Goals	2015	2019	Non-Housing Community Development	City-wide	Community Development (non-housing) Needs	CDBG: \$786,700	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,000 Persons Assisted Other: 4 Other

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Needs Goals
	Goal Description	
2	Goal Name	Community Development Needs Goals
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section of the plan outlines the activities the City will undertake in FY 2018-19. Each of these activities will meet at least one of the following objectives as outlined in the FY 2015-19 Consolidated Plan.

To make available public services designed primarily to address the most critical needs of low and moderate income households. To promote the rehabilitation of homes occupied by low and moderate income households in order to eliminate conditions that threaten the health and safety of occupants including accessibility improvements for disabled renters. To provide grants for emergency hoe repairs to correct health and safety problems and facilitate access in housing occupied by low-income elderly, disabled or single parent homeowners. To increase the availability of affordable rental housing for low- and moderate-income households. To provide fair housing services to investigate and resolve complaints of illegal discriminatory practices; provide educational outreach to discourage and prevent illegal housing practices; and increase public awareness of fair housing laws and services available to detect and challenge illegal practices. To assist in the rehabilitation, construction, or acquisition of community facilities used to provide public services and assistance for low-income and moderate-income families. To facilitate economic opportunities for low and moderate income individuals.

#	Project Name
1	SAVE
2	Tri City Volunteers
3	MidPen Housing
4	Abode Services
5	Habitat for Humanity East Bay/ Silicon Valley Housing Rehabilitation and Emergency Repair Program
6	Community Child Care Coordinating Council (4C's) Child care Initiative Project
7	SparkPoint Fremont Family Resource Center
8	Afghan Coalition
9	Project Sentinel Fair Housing Services
10	Project Sentinel Tenant/ Landlord Services
11	Safe Alternatives to Violent Environments
12	Senior Peer Counseling
13	Youth and Family Services
14	CDBG Administration

Table 6 – Project Information

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

At the time of the CDBG funding process, HUD had not announced the CDBG entitlement allocations. Staff and the Citizens Advisory Committee (CAC) assumed a 10% reduction from the FY 2018/19 CDBG allocation. CAC and staff have agreed that should the actual FY 2019/20 CDBG funding allocation be lower than staff's estimate, staff will reduce funding for recommended projects by a proportionate percentage across-the-board. Conversely, should the actual allocation be higher than staff's anticipation, staff recommends that the surplus funds be reserved for emerging projects and/or rollover to the FY 2020/22 funding cycle for allocation.

In April, 2019 HUD announced the FY 2019 CDBG allocations. The City's CDBG allocation is \$1,521,842, a 6.7% increase. As such, there is approximately \$857,394 to be rolled over to the FY 19/20 funding cycle to be used on eligible CDBG projects. This amount is made up of re-programmed funds from completed/canceled projects from prior years and the increase in the FY 19/20 CDBG entitlement allocation.

AP-38 Project Summary

Project Summary Information

1	Project Name	Habitat for Humanity East Bay/ Silicon Valley Housing Rehabilitation and Minor Home Repair Program
	Target Area	City-wide
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Need
	Funding	CDBG: \$250,000
	Description	Provide housing rehabilitation loan and minor home repair services to low income households.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Two home owners will receive a home rehabilitation loan and six single family home owners will receive minor home repair and emergency repair grants.
	Location Description	City-wide
	Planned Activities	CDBG funds are being used to leverage State funding to provide loans to mobile home owners. CDBG funds will also be used to provide loans and repair grants to single family home owners.
2	Project Name	SAVE Safe House Flooring Project
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: \$50,000
	Description	Safe Alternatives to Violent Environments will use the CDBG funding to renovate the floors at its domestic violence shelter.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The shelter provides bednights to approximately 60 victims of domestic violence each year.
	Location Description	Suppressed

	Planned Activities	Renovate floors at the agency's domestic violence shelter located in Fremont.
3	Project Name	Community Child Care Coordinating Council (4C's) Child care Initiative Project
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: \$40,000
	Description	The program provides home-based child care microenterprise development assistance.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The agency will use CDBG funds to support the creation and expansion of home based child care businesses in Fremont. Participants will be low and moderate income residents of Fremont.
	Location Description	City-wide
	Planned Activities	The agency will use CDBG funds to support the creation and expansion of home based child care businesses in Fremont. Participants will be low and moderate income residents of Fremont.
4	Project Name	SparkPoint Fremont Family Resource Center
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: \$50,000
	Description	The program provides technical assistance, advice and support services to clients with the goals of developing micro-enterprise.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The Fremont Family Resource Center will use the CDBG funds to provide technical assistance to ten low and moderate income individuals who expresses interests in developing microenterprise.
	Location Description	Fremont Family Resource Center 39155 Liberty Street, Ste. A 110, Fremont, CA 94538

	Planned Activities	The program provides technical assistance, advice and support services to clients with the goals of developing micro-enterprise.
5	Project Name	Afghan Coalition
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: \$30,000
	Description	The program teaches refugees and other immigrants entrepreneurial skills with the objective of increasing self-sufficiency.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The program teaches approximately ten refugees and other immigrants entrepreneurial skills with the objective of increasing self-sufficiency.
	Location Description	39155 Liberty Street, Ste. D460 Fremont, CA 94538
	Planned Activities	Afghan Coalition will use the CDBG funds to provide microenterprise technical assistance to ten low and moderate income residents who expressed interests in developing microenterprise.
6	Project Name	Project Sentinel Fair Housing Services
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: \$46,000
	Description	Administer the City's fair housing program at the Fremont Family Resource Center.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 households will benefit from the proposed fair housing activity.
	Location Description	39155 Liberty Street, Ste. D440 Fremont CA
	Planned Activities	Administration of the City of Fremont's fair housing program.
7	Project Name	Project Sentinel Tenant/ Landlord Services

	Target Area	City-wide
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Need
	Funding	CDBG: \$64,000
	Description	Provide landlord/tenant services at the Fremont Family Resource Center. The agency will also provide housing search information and referral assistance.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,400 renters in Fremont will benefit from the proposed activities.
	Location Description	39155 Liberty Street, D440 Fremont, CA 94538
	Planned Activities	Provide landlord/tenant services at the Fremont Family Resource Center. The agency will also perform the function of Residential Rent Increase Dispute Resolution Ordinance (RRIDRO) administration and housing search information and referral assistance.
8	Project Name	Safe Alternatives to Violent Environments
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: \$17,384
	Description	SAVE will provide bed nights of safe refuge for battered women and their children who have fled abusive and dangerous homes. Services include emergency housing, counseling, case management and a 24-hour crisis hotline.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,500 victims of domestic violence will benefit from this proposed activities.
	Location Description	Suppressed

	Planned Activities	SAVE will provide bed nights of safe refuge for battered women and their children who have fled abusive and dangerous homes. Services include emergency housing, counseling, case management and a 24-hour crisis hotline.
9	Project Name	Senior Peer Counseling
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: \$56,266
	Description	The program uses the skills and life experience of senior volunteers in self-help approach to meeting emotional needs of seniors.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 seniors will benefit from this proposed activities.
	Location Description	3300 Capitol Avenue, Bldg. B, Fremont CA 94538
	Planned Activities	The program uses the skills and life experience of senior volunteers in self-help approach to meeting emotional needs of seniors.
10	Project Name	Youth and Family Services
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development (non-housing) Needs
	Funding	CDBG: \$24,720
	Description	The Youth and Family Services Counselor will provide family and individual counseling to help improve family relationships in times of stress or crisis, with special attention to teen-related issues.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 youth and their families will benefit from this proposed activity.
	Location Description	39155 Liberty Street, Ste. E500 Fremont, CA 95438

	Planned Activities	The Youth and Family Services Counselor will provide family and individual counseling to help improve family relationships in times of stress or crisis, with special attention to teen-related issues.
11	Project Name	CDBG Administration
	Target Area	City-wide
	Goals Supported	Affordable Housing Needs Goals Community Development Needs Goals
	Needs Addressed	Affordable Housing Need Community Development (non-housing) Needs Homelessness Needs Supportive Housing Needs
	Funding	CDBG: \$324,368
	Description	Provide technical assistance to grantees, monitor all ongoing projects for compliance with federal and other funding requirements and ensures submittal of CDBG reports to HUD.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	3300 Capitol Avenue, Bldg. B, Fremont, CA 94538
	Planned Activities	Provide technical assistance to grantees, monitor all ongoing projects for compliance with federal and other funding requirements and ensures submittal of CDBG reports to HUD.
12	Project Name	Tri City Volunteers, Inc. Future-Proofing The Food Bank
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Homelessness Needs Community Development (non-housing) Needs
	Funding	CDBG: \$100,000
	Description	Tri City Volunteers will use the CDBG funding to perform needed upgrades and renovations at their site.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	Approximately x individuals will benefit from the different services provided by the Tri City Volunteers.
	Location Description	37350 Joseph Street, Fremont, CA 94536
	Planned Activities	Various upgrades and renovations to their site.
13	Project Name	MidPen Housing
	Target Area	City-wide
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Needs
	Funding	CDBG: \$250,000
	Description	MidPen Housing will use the funds to support rehabilitation of Pickering Place, an affordable housing property located at 20. W Pickering Avenue, Fremont.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately forty-three (43) households will benefit from the new affordable housing development.
	Location Description	To be determined.
	Planned Activities	Dry rot repairs and replacement of gutters
14	Project Name	Abode Services
	Target Area	City-wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Affordable Housing Need
	Funding	CDBG: \$87,250
	Description	Replace 122 full-sized windows at Sunrise Village Emergency Shelter, located at 588 Brown Road, Fremont.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	About 300 individuals a year will benefit from the services provided by Abode at the shelter.

	Location Description	City-wide
	Planned Activities	CDBG funds are being used to replace 122 windows at the Sunrise Village Emergency Shelter.

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 Fremont has a diverse racial and ethnic population; according to the 2010 Census, Asians now make up 51% of the population in the City. According to the 2010 Census, minority groups (Asians; Latinos; Blacks or African Americans; American Indians or Alaskan Natives; Native Hawaiians and other Pacific Islanders; and other residents of two or more races make up approximately 68% of Fremont’s population. Only four of the City’s 38 census tracts have a minority population of less than 50% and half of the census tracts have minority populations greater than 60%. The City’s actual racial and ethnic diversity is even greater than shown in the Census, since distinct ethnic groups, such as the City’s Afghan population, are categorized as “White” by the Census.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Due to the City's racial and ethnic diversity, mixed economic base and large geographic area, programs are primarily implemented on a community-wide basis unless otherwise noted. The City implements programs that meet the national objectives of serving low and moderate income clientele (LMC) or low and moderate income housing (LMH), with each activity benefitting low and moderate income individuals, families or households. The City may also undertake activities meeting the national objective of low and moderate area benefit (LMA) in eligible census tracts, using the upper-quartile exception approved by the Department of Housing and Urban Development. Certain projects, receiving funding, may be located in other jurisdictions if the agency receiving funding serves Fremont residents.

Utilizing these CDBG funds, in conjunction with local, state and federal sources, the City plans to continue to meet the Affordable Housing Needs, Community Development (non-housing) Needs, Homeless Needs and Supportive Housing Needs of low and moderate-income Fremont residents outlined in the City's FY 2015-2019 Strategic Plan.

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

Introduction

The City's strategies in meeting underserved needs and promoting and maintaining affordable housing are described in detailed in the sections below.

Actions planned to address obstacles to meeting underserved needs

Over the past few years, the City has made substantial changes to its zoning and land use controls to remove or ease these governmental constraints. In particular, the City took action to:

- Zone land in excess of that required to meet the regional housing needs allocation
- Adopt a conforming density bonus ordinance
- Create a new multi-family zoning district with improved flexibility in setbacks, increased height allowance and open space requirements
- Update the City's Second Unit ordinance to make development of second units more feasible; and eliminate impact fees on second units to encourage their construction Modify parking requirements to link the number of spaces to bedroom count and create findings for parking reductions (e.g., reductions near transit, services or need of residents).

Allow for mixed-use development in a variety of commercial districts, thereby expanding opportunities for new housing. In the fall of 2017, the State of California adopted a package of fifteen bills aimed at increasing the production of new housing. Many of the bills impose new requirements on local governments. In 2018, the City will modify the relevant local ordinances to ensure compliance with the new state laws. These changes should serve to further streamline the approval of proposed new housing in Fremont and around the State.

Actions planned to foster and maintain affordable housing

The City was awarded a \$1.7 million grant from the State of California's Local Housing Trust Fund Program in 2014, and updated its affordable housing ordinance in 2015 to further increase funding for affordable housing and incentivize market rate developers to incorporate affordable housing into their projects. In November, 2016, Alameda County voters enacted the Measure A1 affordable housing bond, which will provide more than \$33 million in funding over eight years for new affordable rental housing in Fremont. In June 2017, the City Council considered and approved a new fee on non-residential development to support affordable housing. These continued efforts to generate resources for affordable housing have resulted in numerous projects that are underway or in the planning stages, including :

- **Innovia**—a 290-unit transit-oriented mixed use affordable housing development near the South Fremont/Warm Springs BART Station, which opened for service in March 2017. Innovia started construction in November 2016 and is anticipated to be completed in 2020.
- **Central Commons** – a 30-unit Habitat for Humanity townhome project for low-income home buyers broke ground in March, 2017. The first phase of construction which produced 11 units was completed in January 2019
- **Pauline Weaver Apartments** – a 90-unit affordable senior apartment project that began construction in mid-201, was completed in Spring 2019.
- **Stevenson Family Apartments** – an 80-unit affordable housing project that has received a funding award from the City. The developer began construction in early 2017, with construction completed in Spring 2019.
- **Fairfield Residential and Toll Brothers/BRIDGE**—102-unit (Fairfield) and 132-unit (Toll/BRIDGE) transit-oriented affordable projects also near the new South Fremont/Warm Springs BART Station. Construction on the Fairfield project is anticipated to begin in early 2018—the schedule for Toll/BRIDGE has not yet been set.
- **City Center Apartments** - 60 unit affordable and supportive housing development on 1.1 acres in the Centerville district of Fremont. The developer acquired the land in February 2018 and is working on securing all of the financing for the project. Construction on the project is anticipated to begin in late 2020..

In addition to these new affordable housing projects, the City of Fremont has established other creative approaches to increase affordable housing. The City offers a home sharing program that creates affordable housing options from the existing housing stock by matching people who have spare bedrooms available with those seeking a place to reside, resulting in a mutually beneficial solution for the community.

The Housing Element also reports that the high cost of acquiring land and construction is a major nongovernmental constraint towards the production of housing, especially affordable housing. There is very little the City can do to affect the cost of land or construction because they are the result of private market forces; however, the City's overall strategy to produce affordable housing helps mitigate these constraints by making land available at higher densities, providing financial assistance to affordable housing developments, and working with motivated and experienced developers to better contain project costs.

Actions planned to reduce lead-based paint hazards

The Alameda County Lead Poisoning Prevention Department (ACLPPD) is an integrated health, environmental, and housing program. It provides case management of lead poisoned children throughout Alameda County and property owner services, education, and lead hazard remediation within a County Service Area which includes the HOME Consortium cities of Alameda and Emeryville. The Alameda County Environmental Health Services Department provides compliance and enforcement support for properties related to a lead-poisoned child.

Primary Prevention Education/Services

Property owner services and public education provided in the four-city County Service Area for Lead Poisoning Prevention are focused on raising awareness of the sources of lead in residential buildings and helping property owners to address hazards in a lead-safe manner with the goal of exposing fewer children, property owners, and workers to lead.

Case Management/Secondary Prevention

The ACLPPD receives State of California Department of Public Health funds for Public Health Nursing case management services to lead poisoned children and their families, advocacy for blood lead screening, and marketing and consultations to the medical provider community and Medi-Cal Managed Care Organizations.

Environmental Investigations are conducted in the homes of children with elevated blood lead levels. A Registered Environmental Health Specialist provides property owners with a risk assessment report detailing the environmental test results and recommendations for addressing the lead hazards.

Remediation

The ACLPPD was awarded a HUD Lead Hazard Control grant in the amount of \$2,134,863 through October 31, 2014 for the implementation of a Lead Hazard Control Program to address residential lead hazards. This Project will provide lead hazard reduction services, while increasing local capacity to address lead hazards and promoting lead-safe practices. The Project will allow ACLPPD to strengthen existing partnerships while working closely with local Housing Authorities to maintain and expand lead-safe Section 8 Housing Choice Voucher Program rental units.

Training

Trained contractors and workers are needed to ensure that renovation and remodeling of housing is done lead-safely. The ACLPPD provide State accredited classes and the HUD/EPA-approved *Lead Safety for Remodeling, Repair and Painting* class since the standardized class materials became available in 2004. The ACLPPD offers a 2-hour Lead Safe Work Practice class for homeowners.

Compliance/Enforcement

Effective January 2003, the State of California Health and Safety Code was amended to include lead hazards as a violation of State housing code and to clarify the authority of local code compliance, public health, and environmental health agencies to investigate and require treatment of lead hazards.

Actions planned to reduce the number of poverty-level families

The City expects to allocate approximately \$650,000 in FY 2018 from the general fund to nonprofit public service agencies or programs. The grants to the public service agencies are designed to foster the independence of service recipients and prevent the need for services in the future, while also providing support to those organizations that assist persons in crises and those who lack the basic necessities of life. All of the funded agencies provide services primarily to extremely low to moderate income clients.

In June 1999, the City of Fremont officially opened the City of Fremont Family Resource Center (FRC). The FRC represents the City's commitment to the collaboration and improved services to the community. The FRC's mission is to promote strong and healthy families, in all of their diverse cultural and economic forms, through empowerment and problem prevention. To this end, the FRC co-locates over twenty-two different agencies with a host of integrated services under one roof. The Center brings together supportive programs and activities in a consolidated, family friendly setting that fosters collaboration and efficient service.

The FRC is a centrally located place where lower income families of all kinds can find resources and services that are of value to them. Customers can access nonprofit, State, County and City of Fremont services in a timely manner. Services include adult and youth employment, CalWorks, child care information and referral, public health and mental health services, parent education and support services, counseling, immigration services, tax filing services, housing information and domestic violence prevention. As part of the City's commitment to families, the FRC also provides a drop-in childcare service, free of charge, to clients of social service agencies housed at the FRC. A 2013 Survey of 25 FRC Agencies found that 91% (27,023 of 29,860) of FRC clients served by those agencies were low income.

The Fremont Family Resource Center (FRC) became a SparkPoint Center in January 2012. The vision of SparkPoint at Fremont FRC is to help families achieve financial stability by providing services that can help families improve credit, reduce debt, build income, and build and save assets through integrated innovative, comprehensive, and integrated financial, employment, and supportive services. The City of Fremont through its Human Services Department Fremont Family Resource Center is serving as the Lead Agency. With assistance from the United Way of the Bay Area, Citibank and Walter and Elise Haas Foundation, and in partnership with nine community agencies, SparkPoint at Fremont FRC welcomes all Tri-City residents who do not yet meet the self-sufficiency standard.

The VITA program is designed to help low-income taxpayers who cannot afford professional tax assistance. The program also increases access for these individuals to claim the Earned Income Credit, and Child Tax Credit. For the third consecutive year, the FRC hosts a VITA site, coordinates the recruitment and training of volunteers to provide free tax preparation services to low-income earners, persons with disabilities, and non-English speaking persons.

Actions planned to develop institutional structure

The entities comprising the institutional structure through which the City of Fremont will carry out its housing and community development plan are detailed in the City's Strategic Plan. The strengths of this institutional delivery system include the City's coordination with and between the numerous nonprofit agencies providing housing and services to Fremont residents. Several agencies have multiple partnership or funding relationships with the City. The City's Fremont Family Resource Center houses over 22 City, County, State and non-profit agencies. Approximately 24 agencies will receive Social Service Grant funding from the City in FY 2019. Over 7 agencies will also receive CDBG capital, administration or public service funding. In addition to receiving City funding, agencies also partner with the City to provide direct services.

Gaps within the delivery system include limited public and private resources available to address affordable housing and supportive services. The dissolution of redevelopment agencies and state takeaways have negatively affect the City's ability to fund affordable housing projects in the City, and local budget cuts have affected the City's ability to fund the Social Service Grants Program at levels sufficient to keep pace with increased costs of service delivery.

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

The City of Fremont has continued to encourage the coordination of activities between various housing and social services agencies. As stated above, the City promotes collaboration and coordination between social services agencies to reduce duplication of services and maximize the use of public resources available to fund these types of services.

A prime example of collaboration is the FRC. The FRC houses approximately 24 City, County, state and non-profit social service agencies. The goal of the FRC is to create a "one-stop shopping" center for people in need of social services and encourage mutually beneficial relationships between agencies. For the HOME Program, the City will continue to administer its local HOME-funded activities with Alameda County HCD.

Historically, the City has participated in Participating Public Jurisdiction (PPJ) Agreements to provide greater efficiency in activities such as monitoring and disbursement of funds. PPJ Agreements outline the various responsibilities of local public entities involved in jointly-funded projects serving residents of many cities. In the past, the City has entered into PPJ Agreements for various projects with the cities of Hayward, San Leandro, Union City, Livermore, Milpitas, and the County. The City will continue to utilize PPJ Agreements for jointly funded projects.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

Discussion