

FY 2022-2023

Sandra Rivera, Interim Agency Director



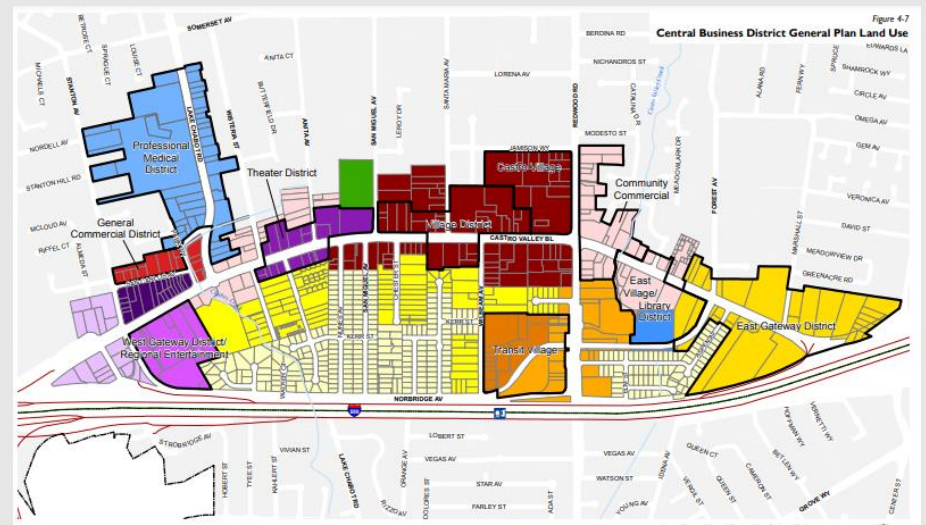
ALAMEDA COUNTY  
Community Development Agency

# PLANNING HIGHLIGHTS



The **Madrone Terrace** affordable residential mixed-use development in Ashland provides 79 units with daycare on the ground floor. It is the first mixed-use development in the unincorporated area processed under ministerial review.

The **Castro Valley Downtown Specific Plan Update** is underway. The update will facilitate new development, remove inconsistencies between the General Plan and Specific Plan and modernize the land use regulations in the downtown.



The proposed **ballot measure to amend Measure D** would increase the Floor Area Ratio requirements for agricultural buildings and allow additional square footage for covered equestrian arenas to benefit the unincorporated area agriculture and equine business.

Supervisory district boundaries were redrawn through an inclusive and transparent **redistricting** process.



## HIGHLIGHTS

The second lottery was launched in 2021 for the **Down Payment Assistance Loan Program**. The program will serve approximately 250 households.



**Ancora Place** began construction with expected completion in May 2023. Located on International Blvd. in Oakland, providing 77 units of affordable family housing.



**City Center Apartments** in Fremont will provide new housing to very-low and extremely low-income families.



Opened in fall of 2021, **Fairmont Tiny Homes** provides respite beds and navigation center services for over 30 homeless individuals.



# HEALTHY HOMES HIGHLIGHTS

Promoted awareness of the link between housing and health and healthy home measures through **community outreach, partnerships, education, and media.**



Rehabilitation and **minor home repairs** were provided to 170 low-income households.




**The Lead Hazard Control Program** remediated lead hazards in 50 housing units for low-income families. At this home in Oakland, loose and peeling lead-based paint is safely removed and stabilized with primer and new paint.



Provided case management services to 110 **lead-exposed children.**



# ECONOMIC & CIVIC DEVELOPMENT HIGHLIGHTS



**Alameda County's COVID-19 Business Adaptation Grant Program & Facade Improvement Program**

\$1.46 million in **COVID-19 Business Adaptation Grants (BAG)** provided \$5,000 grants to unincorporated small businesses that were economically harmed during the pandemic.



The paseo is part of the Alameda County Shared Parking project built in 2018 for \$4.85M. The paseo, a former driveway, now accommodates outdoor dining for the many new businesses in the **Castro Valley Marketplace**, a new food hall that was developed as part of a successful public-private partnership.



The new **Cherryland Community Center** was built in partnership with the Hayward Area Recreation and Park District (HARD), who now operates this new community resource.



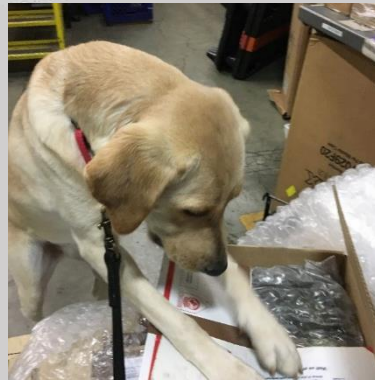
The historic **Lorenzo Theater** was built in 1947, operated as a theater until 1982, and is on the California Register of Historic Resources. Two fires occurred in 2020, which destroyed the roof and truss system. Fire rehabilitation is underway and will be complete by the end of 2023.



# AGRICULTURE/WEIGHTS & MEASURES HIGHLIGHTS

Budget 2022 - 2023

The **new technology** of Unmanned Aircraft Systems (drones) are becoming a cost-effective and precision-based tool to detect and apply treatments to control mosquitos and noxious weeds often found in environmentally sensitive, remote areas with treacherous terrains.



Zenna is part of Alameda County's **Agriculture Detector Dog Team**, dedicated to protecting our diverse agricultural industry and natural environment from harmful pests and diseases by finding and preventing their introduction via parcel shipments.

Inspectors routinely inspect point of sale terminals (scanners) at retail locations throughout the County to **protect consumers** by ensuring that prices charged for purchases agree with the advertised price.



Alameda County residents enjoy the local and fresh produce sold at over 30 Certified Farmers Markets. They are routinely inspected for compliance with direct marketing regulations and **Fruit & Vegetable Quality Standards**.



# UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION Budget 2022 - 2023 HIGHLIGHTS



Participants at Ashland Community Center receive certificates of completion and insulated shopping bags filled with healthy foods after completing **Making Every Dollar Count**, a 4-week educational series focusing on selecting healthy foods on a low-cost food budget.



Early Childhood teachers provided 487 hours of nutrition education at 27 preschool sites using the **Go Glow Grow Curriculum**, reaching 924 children under five years old.



Conducted an Irrigation Workshop, one of many **technical education workshops** to promote agriculture, attended by 25 urban farmers and growers at Alameda Point Collaborative Urban Farm.

Through the **Urban Ag and Food Systems Program**, co-hosted the Interfaith Sustainable Food Collaborate Conference which brought together food justice and sustainability leaders representing diverse faith-based communities to support urban food growing, preparation and distribution.



# TOTAL AGENCY BUDGET

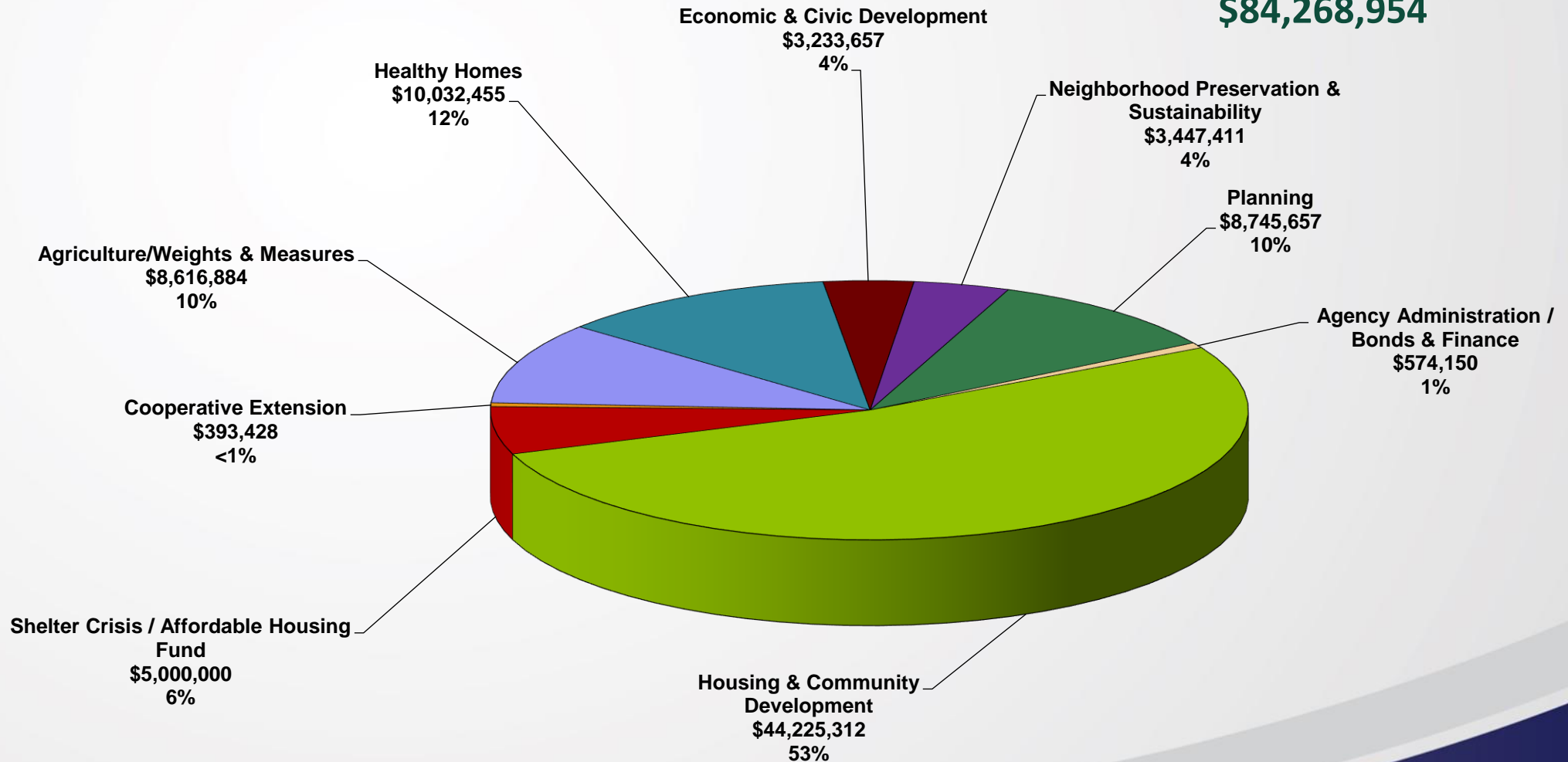
(without Surplus Property Authority and Measure A1 Housing)

Budget 2022 - 2023

## Appropriation by Department

TOTAL APPROPRIATIONS

**\$84,268,954**



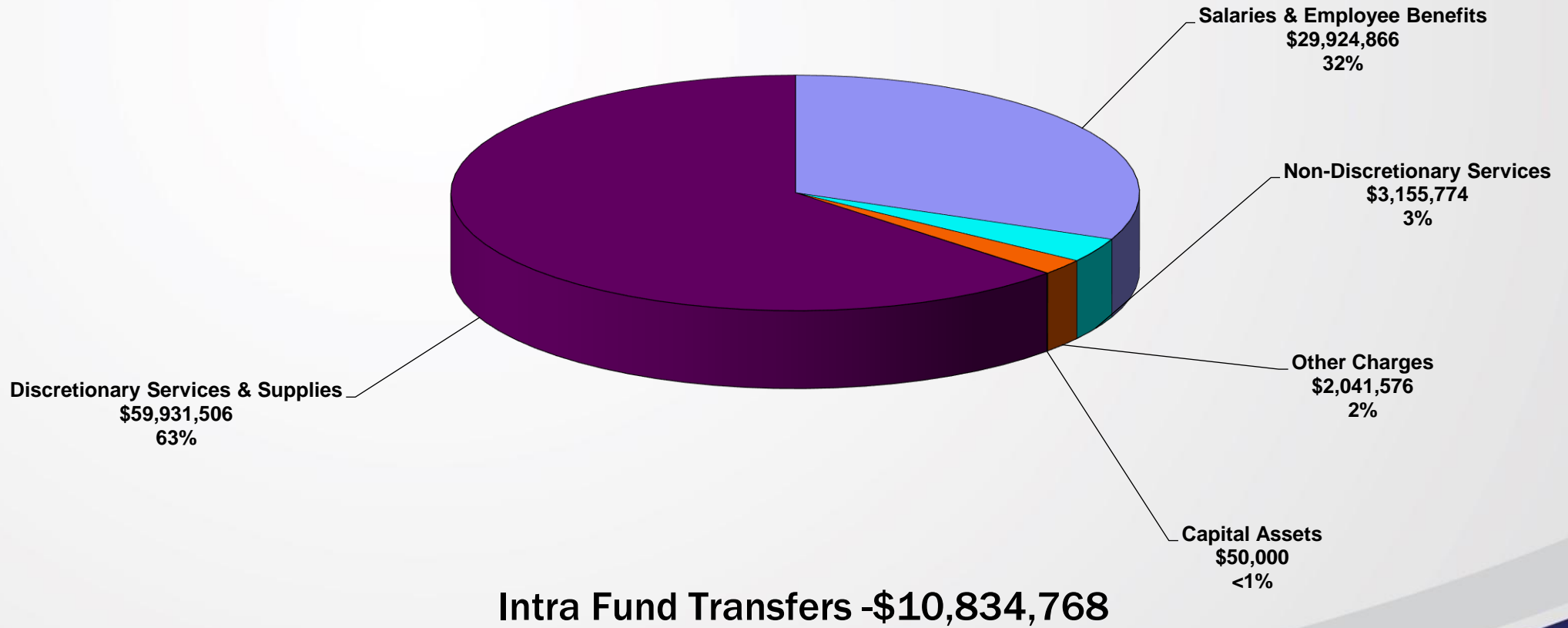


# TOTAL AGENCY BUDGET

(without Surplus Property Authority and Measure A1 Housing)

Budget 2022 - 2023

## Appropriation by Major Object



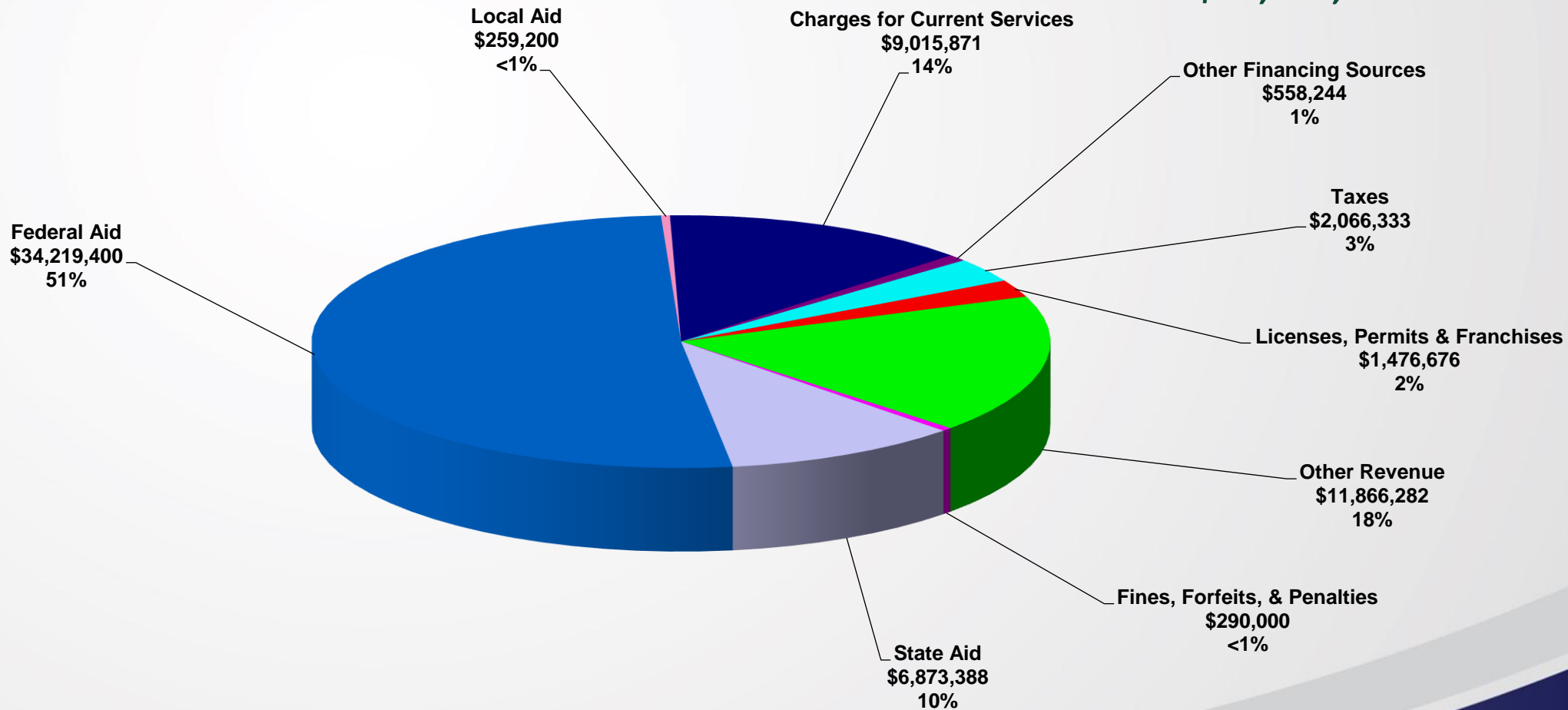
# TOTAL AGENCY BUDGET

(without Surplus Property Authority and Measure A1 Housing)

Budget 2022 - 2023

## Revenue by Source

TOTAL REVENUE  
**\$66,625,394**



# TOTAL AGENCY BUDGET

(without Surplus Property Authority and Measure A1 Housing)

## Budget 2022 - 2023

### Summary

CDA Summary	2021 - 2022 Budget	2022 - 2023 Submitted MOE	Change from 2021 - 2022 Budget	
			Amount	%
Appropriations	\$96,348,707	\$84,268,954	-\$12,079,753	-12.5%
Revenue	\$78,935,396	\$66,625,394	-\$12,310,002	-15.6%
Net	\$17,413,311	\$17,643,560	\$230,249	1.3%
FTE – Mgmt	67.84	70.84	3.00	4.4%
FTE - Non Mgmt	103.39	111.39	8.00	7.7%
Total FTE	171.23	182.23	11.00	6.4%



## Eliminate Homelessness



- Continue the preparation of the Housing Element of the County General Plan for 2022-2030.
- Continue process to create objective standards for the zoning code to facilitate new housing and remove governmental constraints.
- Implement AC Housing Secure to support low-income renters who lost jobs or income due to COVID-19 – 2,000 households supported
- Maintain 100 homeowners in their homes by Initiating the Emergency Mortgage Assistance Program in the Urban County to cover mortgage payments that are in arrears due to COVID-19.
- Shelter up to 3,000 homeless individuals through Emergency Shelter, transitional housing, rapid rehousing, and support services.
- Permanently house up to 600 individuals through various grant funding sources.
- Rapidly re-house and provide support services to up to 500 homeless families.
- Administer the HUD-mandated Homeless Management Information System (HMIS), which has more than 700 users, 400 programs, 50 agencies and 80,000 client records.
- Provide homeless services and outreach to up to 1,000 homeless individuals.
- Support the continued implementation of the County's Coordinated Entry System, which has had contact with over 5,000 homeless individuals who have been assessed and prioritized for access to housing resources.
- Develop a density bonus ordinance to facilitate more housing opportunities.
- Develop an inclusionary housing ordinance to provide affordable housing within new residential projects.
- Develop an accessory dwelling unit ordinance to encourage small new units.
- Close on County property sale to the City of Dublin for affordable housing (Site D-1).
- Oversee the feasibility, community engagement and entitlement process for the County-owned Broadway properties in Oakland.
- Negotiate Lease Disposition Agreement and Ground Lease for County Broadway Properties.
- Maintain portfolio of over 3,000 County assisted affordable rental units serving extremely low to moderate income households.
- Continue implementation of Measure A1 Housing Bond rental housing programs commitment of funding to additional developments, contracting and oversight of construction for committed developments, and monitoring compliance and occupancy of completed developments.
- Continue to administer and implement the Emergency Rental Assistance program (ERAP) to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic.

## Healthcare for All



- Provide services such as nursing case management, lead poisoning consultation or prevention outreach, and education to lead exposed children.
- Improve the lives of adults living in substandard housing that will promote healthy aging in place, prevent injuries and reduce emergency visits by addressing unsanitary conditions, poor air quality, and safety hazards.
- Support the HOMEKEY Program, which provides safe shelter for people who are homeless and at high risk for complications from disease.
- Enforce and implement the Tobacco Retail License Ordinance by issuing licenses and inspections in the unincorporated county.

## Employment for All



- Up to 8 new in-home childcare providers will receive their business licenses and an additional 20 providers will receive continuing education to retain their business licenses. With CDBG funds, Alameda County Community Child Care Council (4C's) provides training, resources and support to unincorporated county residents who would like to become a licensed in-home childcare provider. The classes include business practices, health and safety and how to create a high-quality learning environment for children. Classes are available in English, Spanish and Mandarin.
- Provide 36 entrepreneurs and 6 new vendors a new community kitchen space in the Ashland Community Kitchen project funded by CDBG.
- Provide job training through the Renaissance Entrepreneurship Center to empower under-served individuals to start businesses that bring jobs and sustainable economic health to the local economy.
- Issue Administrative Minor Use Permits (AMUP) to unincorporated area businesses to facilitate post-COVID economic recovery.
- Complete General Plan and zoning amendments for South Livermore to allow more Floor Area Ratio (FAR) and small-scale winery uses to support agriculture.

## Eliminate Poverty/ Hunger



- Continue outreach to K-12 schools and other community events to promote agriculture through the Ag in the Classroom Program.
- Continue to protect and promote local, sustainable food production systems and opportunities through certified farmers' markets and producers, pest exclusion, and pesticide safety compliance.
- Promote Food and nutrition literacy among the public through workshops and outreach.
- Promote healthy food access and lifestyle practices through educational programming on food and agriculture, such as food growing/production, processing, consumption, safe food handling in the home, and consumer education.
- Support Meals on Wheels programs in the Urban County.
- Support improved nutrition, physical activity, and healthy environmental changes for low-income children by developing and implementing nutrition and wellness policies at low-income preschool sites.

## Crime Free County



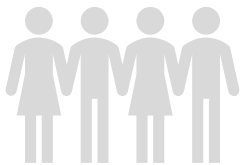
- Continue and expand provision of interim and permanent housing solutions for those reentering the community from jail or prison who are at-risk of or currently experiencing homelessness or a housing crisis.
- Support child abuse counseling services in the Urban County.
- Support domestic violence shelter services in Tri-Valley.
- Provide rapid rehousing support for realignment individuals and reunified family members for 160 households with permanent housing. Provide emergency shelter to 300 homeless individuals and transitional housing to 200 households.
- Inspect commercial weighing and measuring devices and point-of-sale devices for correctness and accuracy.
- Conduct regulatory enforcement inspections on agricultural establishments to ensure compliance with legal and safety requirements are met.
- Coordinate with Sheriff's Office and other agencies to eliminate illegal cannabis operations.

## Accessible Infrastructure



- Convert pest detection management program to electronic data management and mapping systems.
- Develop agricultural Geographic information Systems (GIS) data resources to identify sensitive sites for bees, endangered species habitat and invasive pest outbreaks.
- Continue implementation of the architectural design contract for a new San Lorenzo Fire Station in partnership with Fire and GSA.
- Continue updating of the permit application tracking system to include an online citizen-web portal so community members may access the latest planning and zoning permit information.
- Transition land use development review process towards primarily electronic submittals, review, and approvals.
- Continue to support the 211 call service for essential community services to low- income residents in the unincorporated area – approximately 1,000 calls.
- Continue to support Childcare Centers to serve 50+ unincorporated area households.
- Continue to support services for the disabled residents in the Tri-Valley.
- Continue implementation of the architectural design contract for a new San Lorenzo Fire Station in partnership with Fire and GSA.

## Thriving & Resilient Population



- Promote and protect local agricultural productions to ensure a viable agricultural economy and protect working landscapes, which contributes to the well-being and natural resources to the entire community.
- Promote healthy food access by certifying farmers' markets and working with local farmers.
- Ensure that consumers are charged the prices posted for items purchased at retail business using point of sale (scanner) terminals.
- Continue development of the County's 8-year Housing Element, identify housing sites, develop programs, and policies.
- Implement SB9 at the local level to facilitate lot splits within R-1 zones.

## Safe & Livable Communities



- Randomly sample certified organic commodities to ensure they are free of conventional pesticides.
- Investigate incidents and complaints related to antimicrobials, sanitizers, and pesticides for environmental effects, human health, and property damage.
- Provide financial and technical assistance to property owners to complete lead hazard repairs in low-income housing units occupied by or made available to families with young children.
- Provide lead hazard abatement education and supplies during renovations to County Service Area property owners of pre-1978 housing units.
- Continue to support Fair Housing Act services in the unincorporated county.
- Continue to support tenant protection services through AC Housing Secure - 1000 households served.
- Provide ongoing outreach to cannabis industry through regulatory oversight and enforcement to avoid unwanted effects of pesticides used in our communities.
- Continue to update the Castro Valley Downtown Specific Plan to implement the vision established for this area in the 2012 Castro Valley General Plan.
- Implement Residential Registry and Inspection program, collaboration with HCD.

## Healthy Environment



- Protect natural resources and municipal infrastructure, with noxious weed and vertebrate pest management programs.
- Deploy the Canine Detection Team to perform parcel inspections to aid in keeping invasive, noxious pests and diseases out of Alameda County.
- Certify pesticide applicators, register pest control companies, issue restricted material permits, inspect pesticide applications, and take appropriate enforcement actions against pesticide misuse violators.
- Promote Integrated Pest Management (IPM) practices in urban and rural areas for enhanced pest management, detection and safe pesticide use practices.
- Provide direct support to agricultural producers to promote sustainability and economic vitality.
- Implement new regulatory requirements related to pesticide applications in the vicinity of schools and daycare centers.



## Healthy Environment



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- Promote and protect bee colonies for strength and health to ensure effective pollination.
- Continue to implement pest management programs to ensure sustainability and food production.
- Continue work to consider potential amendments to Measure D for a November 2022 ballot measure.
- Complete the “Cooling Our Communities” program in coordination with Public Health Department and GSA-Sustainability Department, a project to educate residents of Ashland and Cherryland about extreme heat events and provide shade trees utilizing a grant from the Coastal Conservancy.
- Initiate preparation of an environmental justice element in compliance with Senate Bill 1000.
- Implement the County’s Tobacco Retail License ordinance to improve the health of the residents of unincorporated Alameda County and reduce the number of new tobacco users by reducing eliminating the availability of flavored tobacco products, and electronic smoking devices and tobacco paraphernalia.
- Initiate state mandated amendments to the Safety Element of the general plan to address adaptation, resilience, and wildfire hazards.
- Provide minor home repair services to increase accessibility and improve the lives of residents living in substandard housing by promoting healthy homes, aging in place, and accessibility.
- Promote awareness and increase community capacity for healthy homes measures through community outreach, partnerships, education and media.
- Provide education and training in Lead Safety Work Practices to code enforcement officers, property owners, maintenance workers, and housing and building officials.
- Enhance urban ecosystem-natural resource education including improved urban forest, soils and storm-water management.
- Promote urban IPM practices for enhanced pest management, detection and pesticide-use prevention.
- Provide rehabilitation and minor home repair interventions to low-income property owners.
- Implement SB 1383 organics/recycling program for the unincorporated area communities.
- Implement the Smoke-Free Multi-family ordinance in coordination with Public Health Department.

## Prosperous & Vibrant Economy



- Work with state partners to implement, educate and enforce invasive and exotic pest quarantines.
- Continue to deploy and inspect insect traps for exotic fruit flies and other pests.
- Certify export commodities that meet the standards of importing countries.
- Place Measure D amendment to increase the floor area ratio on the November 2022 ballot.
- Complete Objective Standards for residential projects to fast-track residential projects and reduce permit processing time.
- Complete ordinance amendments and procedure changes to implement recent state housing legislation.
- Complete implementation of the Castro Valley General Plan, including rezonings and necessary General Plan amendments.
- Continue to provide and promote COVID-19 business recovery services to small businesses.
- Provide business attraction, expansion and retention services.
- Engage in public/private partnerships that create new catalyst development projects that support community needs.
- Support commercial beautification through the provision of seasonal street banners, graffiti abatement, and a façade improvement program.
- Build business capacity and support entrepreneurs through provision of small business workshops, one-on-one business counseling and food business training programs.
- Promote community identity through banners, wayfinding signage, and events.
- Engage in new economic development efforts in East County and Sunol.
- Implement the Open for Business working group strategies to make unincorporated Alameda County more business-friendly, including the new Permit Coach program and the creation of Quick Permits in response to COVID-19.
- Enter into a Disposition and Development Agreement for the reuse and renovation of the Lorenzo Theater after fire renovation work is complete.
- Continued COVID recovery support to business communities in the unincorporated County.

## Collaboration



- Collaborate with state and local partners to ensure a vibrant legal cannabis industry.
- Collaborate with state, other agencies, and stakeholders to build a robust Industrial Hemp program to facilitate this new industry.
- Conduct continuing education for pesticide handlers to reduce pesticide incidents.
- Collaborate with local and regional code enforcement agencies on lead-safe work practices.
- Participate in County efforts to address unhealthy housing conditions in shared rental housing for extremely low-income residents.
- Collaborate with local compliance agencies for property owner compliance and conduct lead testing of spices from a variety of stores in Alameda County.
- Interface with tenant advocacy, landlords, building inspection, and code enforcement organizations to advance best practices for safe and healthy housing in tenant protections and rental inspection policies.
- Collaborate with the Workforce Development Board on workforce training in the unincorporated county.
- Multi-sector collaboration on the Ashland Common Park for pop-up and entrepreneur opportunities.
- Continue to participate in the “All In” Steering Committee for countywide collaboration on poverty issues.
- Continue to collaborate with Health Care Services Agency and General Services Agency to serve homeless individuals through the Homekey and Roomkey projects.
- Continue to collaborate with the Sheriff’s Office and Agricultural Commissioner to permit cannabis cultivators and retailers.

## Equity



- Promote urban agriculture, certified farmers' markets, and agricultural awareness to provide access to safe and nutritional food for all.
- Ensure equity in the marketplace by inspection of all commercial weighing and measuring devices.
- Review work performed by service agents selling, renting, installing, servicing, or repairing commercial devices.
- Expand lead safety outreach, education, and services to communities most impacted by lead poisoning.
- Implement Environmental Justice Element of the General Plan.

## Fiscal Stewardship



- Implement Lead Abatement Settlement funded expansion of existing services and the development of additional enhanced services for lead poisoning prevention benefitting those areas of Alameda County outside of Oakland, including other cities and the unincorporated area.
- Continue to market remaining County owned properties in Dublin.
- Close on the sale of SPA Site D-2B in Dublin.
- Continue to utilize remaining Dublin development fee credits as opportunities arise.
- Advance billboard relocation and reduction efforts consistent with adopted Ordinance requirements to achieve billboard reductions and new revenue.
- Enforce the accuracy of gas pumps, retail scales, electric meters, and any other commercial weighing or measuring device through testing and certification.
- Audit establishments licensed to weigh-scales.
- Inspect retail packages to verify contents are the correct quantity, weight or volume.

## Innovation



- Seek out new technology and techniques to improve testing the accuracy of commercial devices to ensure equity for consumers.
- Improve current data collection programs to provide complete and accurate information to improve efficiencies.
- Approve solar projects with battery storage policies to encourage renewable energy development.

## Sustainability



- Initiate update of the Safety Element and Community Climate Action Plan
- Continue to implement pest management programs to ensure sustainable ecology and food production.
- Continue to ensure compliance with regulatory requirements to provide for a sustainable legal cannabis industry.
- Continue to staff APWRA Technical Advisory Committee and begin commercial operation of recently approved wind projects.

## Access



- Continue to provide information on locations and times of Certified Farmers' Markets in Alameda County to facilitate residents' access to fresh produce for residents to obtain access to fresh produce.
- Continue to collaborate with State partners on their pesticide complaint hotline to ensure prompt investigation of all pesticide related incidents.
- Implement a new Ag-Pass program to improve wildfire preparedness and to aid ranchers and growers during time of disaster.

### **Reduction in available Medi-Cal funding reimbursement due to Shifting Demographics**

- Fewer resources for medical and public outreach will allow more children and workers to be potentially exposed to lead due to reduced lead safety education, training, and access to services.

### **Limited Funding for Healthy Housing Assessments and Interventions**

- The HUD Lead Hazard Control Grant includes funding for minor non-lead health and safety repairs for participating units, but there is a lack of funding from any source for stand-alone healthy housing assessments and interventions. Many homes have asthma triggers, trip and fall hazards, and other healthy housing deficiencies that may result in injury, illness and poor quality of life for Alameda County residents.



### **Consumer Protection**

- AWM is committed to protecting all consumers and businesses from fraud in the marketplace. Loss of essential funding would undermine the functional effectiveness of County wide programs that bring equity to the marketplace.
- Most impacted would-be disadvantaged communities where the economic impacts and marketplace overcharges tend to run higher, and consumers may not recognize the discrepancies or know how to seek assistance.
- Loss of funding also would hinder the purchase of modern testing equipment and standards to ensure accuracy of devices that have emerged due to new technology such as electric vehicle charging stations, hydrogen fuel meters, precision scales and meters.

### **Agricultural, Human Health and Environmental Protection**

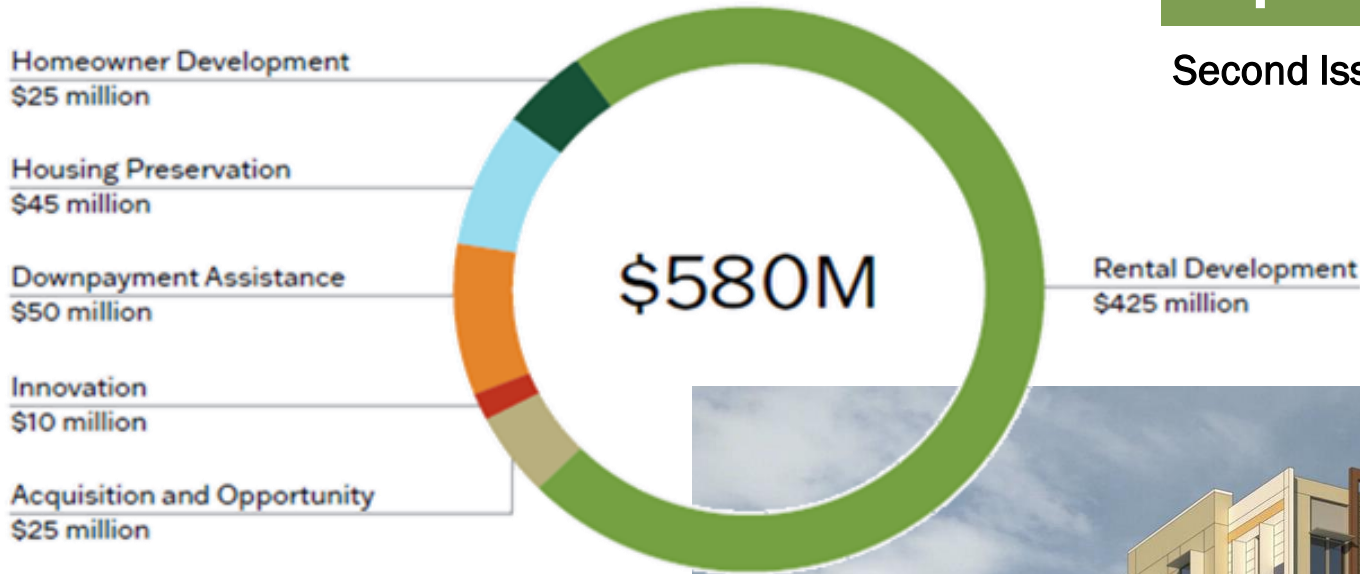
- Increased costs will be incurred by agricultural producers and public/private property owners as their individual efforts will replace the department's resources to combat and hinder the spread of invasive exotic organisms on their properties.
- Property damage and costs to private residents will be incurred if high-priority invasive species become established on their properties and abatement is ordered as required by law.
- Environmental degradation (along with unknown impacts on endangered species) will occur and degrade the quality of life for Alameda County residents as pests of common occurrence increase in abundance and degrade our natural environment, or new highly invasive species arrive and disrupt ecological communities, parks, and natural areas.
- Reduced inspections that exclude high-risk insect pests known to cause environmental damage will likely cause homeowners to increase pesticide use and reduce their quality of home gardening and enjoyment of natural environments such as parks and open space.



## Measure A1 Overview and Implementation Status

Second Issuance planned for Summer 2022

### Measure A1 Funding by Program



\$400 million of Measure A1 funds have been committed to housing programs that have created jobs, housing units, and community benefits across the County.





# QUESTIONS?



ALAMEDA COUNTY  
**Community Development Agency**