

**Alameda County
Housing and Community Development Department**

Five Year Plan (Fiscal Years 2008 - 2013)

***This Five-Year Plan was recommended for approval at the
May, 2008 meeting of the
Housing and Community Development Advisory Committee***

**Neighborhood Development Program
Five Year Plan (Fiscal Years 2008 - 2013)
Alameda County Housing and Community Development Department**

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PART I. OVERVIEW OF HCD PROGRAMS

The Alameda County Housing and Community Development Department (HCD) is a department of the Alameda County Community Development Agency. HCD is committed to improving the lives of and expanding opportunities for lower income families and individuals living in Alameda County. HCD administers a wide range of programs which address housing, homelessness, and community development needs in the County.

In the area of community development, HCD works to revitalize lower income neighborhoods in the Unincorporated County through street improvement projects; renovation of neighborhood facilities such as parks and community centers; and community service projects. In the area of housing, HCD is actively involved in providing housing opportunities for lower income families, special needs populations, and families and individuals who are homeless county-wide. HCD's Affordable Housing Program promotes and assists the development of affordable rental and ownership housing.

HCD responds to the needs of its constituents through effective leadership and dedicated staff, and creative, efficient use and leveraging of public funding sources. All HCD Program areas have an active community participation process. The CDBG and HOME Programs are guided by the *Citizen Participation Plan*, adopted in July 1996. The Housing and Community Development Advisory Committee (HCDAC), composed of citizens appointed by the Board of Supervisors, is an important part of this process and serves as the review body for many of HCD's projects and programs.

This Five-Year Plan provides an overview of the CDBG Program, neighborhood development goals and objectives, policy guidelines and a framework for the program. The report has been initiated and prepared by HCD staff and will be reviewed by the Housing and Community Development Advisory Committee at its January 8, 2008 meeting.

PART II. OVERVIEW OF THE CDBG PROGRAM

The scope of the Neighborhood Plan is to provide a framework for the use of Community Development Block Grant Program (CDBG) funds within the Unincorporated Alameda County areas. Currently there is approximately \$500,000 of CDBG funds available annually for projects in the Unincorporated County areas. The FY2008 – FY2013 Neighborhood Plan is an update to the previous Neighborhood Plan that covered FY1996 – FY2000.

The CDBG Program is a federal program, authorized under Title I of the Housing and Community Development Act of 1974, which was established to support local efforts in low income communities. CDBG is a flexible program that provides communities with resources to address a wide range of community development needs. Alameda County has been a recipient of CDBG funds since the program's inception in 1974.

Through a formula allocation process, funds from the U.S. Department of Housing and Urban Development (HUD) are distributed to local governments in Alameda County participating in the CDBG Entitlement Program (for cities over 50,000 in population and urban counties with a population of more than 200,000). Alameda County HCD is an entitlement grantee that comprises

the Unincorporated County and the Cities of Albany, Dublin, Emeryville, Newark and Piedmont, collectively called the Urban County (see map in Appendix A).

CDBG National Objectives

The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses. CDBG activities must meet one of the following National Objectives:

- Benefiting very low income and low income persons¹;
- Preventing or eliminating slums or blight, as defined by HUD; or
- Meeting urgent needs that are federally declared disasters such as earthquakes or floods.

Additionally, each CDBG grant recipient must ensure that at least 70% of its expenditures for the program year are used for activities qualifying under the first National Objective (benefiting very low and low income persons). This is called the overall benefit requirement.

In order to qualify as an activity benefiting very low and low income person, at least 51% of the people benefiting from it must be low-or very low-income families or individuals. For activities that benefit specific individuals or families, e.g. childcare centers, 51% or more of the people or families using the center must be low or very low income. For activities that benefit an area, e.g. roads or sidewalks, 51% or more of the area residents in the census tract must be low or very low income. Table 1 below indicates 2006 annual incomes for Alameda County. HUD generally updates the income limits annually.

Table 1 – 2006 Alameda County Annual Household Income Limits

Number of Persons in Households	Extremely Low	Very Low Income	Low Income	Annual Income Median
1	\$17,400	\$29,000	\$46,350	\$57,540
2	\$19,850	\$33,100	\$53,000	\$65,760
3	\$22,350	\$37,250	\$59,600	\$73,980
4	\$24,850	\$41,400	\$66,250	\$82,200
5	\$26,850	\$44,700	\$71,550	\$88,776
6	\$28,800	\$48,000	\$76,850	\$95,352
7	\$30,800	\$51,350	\$82,150	\$101,928
8	\$32,800	\$54,650	\$87,450	\$108,504

Source: HUD Data Sets <http://www.huduser/dataset> (effective March 8, 2006)

When a census tract has over 51% of the population at or below HUD’s low income limit, the whole census tract qualifies as a low income CDBG target area and projects with area-wide benefit may be funded in those tracts. Table 2 shows which census tracts are eligible in the Unincorporated County areas.

¹ Section 102(a)(20) of CDBG Regulations defines the term “low and moderate income persons” as families and individuals whose incomes are no more than 80% of median income of the area (AMI) involved. However, over time HUD has redefined these terms so that those with incomes at or below 80% AMI are now called low, instead of moderate income. HUD’s current definition of moderate income is over 80%. Therefore, this Plan uses the terms “very low income and low income” or “lower income” to avoid confusion about what households are eligible.

Table 2 - Eligible Census Tracts

CITY	Census Tract	POP	HH	< 50%	51-80%	> 80%	Median Household Income	% LOW/MOD
Ashland	434000	4,616	1,611	637	366	609	\$34,627	62.23%
Ashland	433800	7,100	2,443	703	554	1,186	\$43,657	51.44%
Ashland	433900	6,301	2,188	703	627	858	\$37,843	60.80%
Cherryland	435500	3,694	1,457	495	357	605	\$37,325	58.47%
Cherryland	435400	4,365	1,816	637	404	775	\$38,086	57.34%
Cherryland	435600	9,524	3,163	762	844	1,557	\$44,194	50.79%
Castro Valley	431000	2,585	1,184	391	227	566	\$41,750	52.22%

Source: 2000 US Census

Eligible Activities

Activities funded with CDBG funds must meet the needs of their communities, in accordance with the national objectives and requirements of the CDBG Program. HUD requires that each jurisdiction develop a five-year Consolidated Plan (Con Plan) in order to receive Entitlement Funding from HUD. The Consolidated Plan focuses attention on housing and community development needs and resources available to meet these needs. The Annual Action Plan must outline that year’s needs and programs within the context of what is possible under the CDBG Program Guidelines and the 5-Year Consolidated Plan. The following types of activities are eligible:

- acquisition and disposition of real property;
- relocation;
- demolition and clearance;
- rehabilitation of residential and non-residential structures;
- code enforcement;
- homeownership downpayment and closing cost assistance;
- housing development activities carried out through nonprofit development organizations;
- construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes;
- architectural barrier removal;
- loss of rental income;
- activities relating to energy conservation and renewable energy resources;
- planning and capacity building;
- provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities; and
- public services, (e.g., job training and employment services; health care and substance abuse services; child care; crime prevention; and fair housing counseling). This category is limited to no more than 15% of annual CDBG expenditures.

CDBG funds have been used in the unincorporated areas for a variety of programs and activities. These have included funding rehabilitation activities under the Housing Preservation Program, fair housing services, limited community service programs, accessibility improvements, renovation of cultural facilities and community centers, public road improvements, construction of day care centers, among others. The total amount of CDBG funds available each year for the Unincorporated County jurisdiction total approximately \$500,000. It is a relatively small but

important portion of the total funding used in this area. For a complete list of Unincorporated County CDBG projects see Appendix B.

Ineligible Activities

The general rule is that any activity not authorized under the CDBG regulations is ineligible for assistance with CDBG funds. Specifically, the following types of activities are ineligible:

- acquisition, construction, or reconstruction of buildings for the general conduct of government (e.g., city hall);
- political activities;
- certain income payments (i.e. payments to individuals or families which are used to provide basic levels of food, shelter or clothing);
- construction of new housing unless carried out by Community-based Development Organization (CBDO) in conjunction with a neighborhood revitalization or community economic development project (must be for lower income housing); and
- Purchasing equipment or operating and maintenance expenses (i.e. upkeep of sidewalks, maintaining schools).

PART III. OVERVIEW OF THE UNINCORPORATED COUNTY

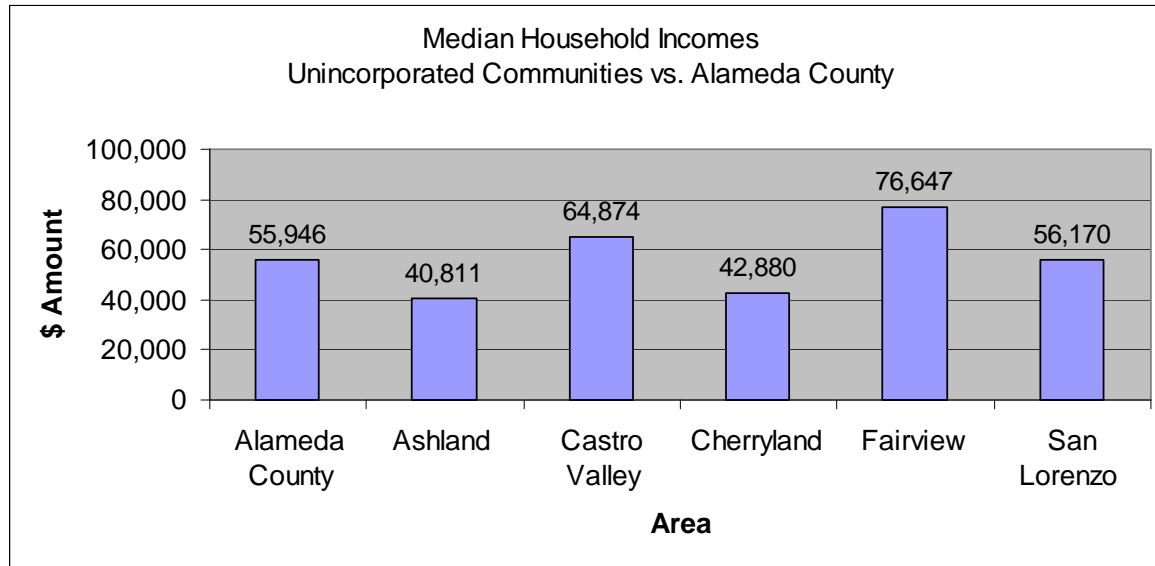
The Unincorporated areas of Alameda County, consists of five areas: Ashland, Castro Valley, Cherryland, Fairview, and San Lorenzo. The approximate location can be seen on the Map in Appendix A. The Unincorporated area of the County has a population of 124,908 that reside in 44,268 households. The Unincorporated area accounts for 8.65% of the total population of Alameda County. A brief description and an overview of the demographics of the unincorporated area are provided below.

The Unincorporated communities are generally smaller and have remained more residential in nature than the neighboring incorporated cities. In order to examine how CDBG funds can be used to meet the needs of the unincorporated areas residents each community's demographics should must be considered. Indicators include: income, age, education, household type, disability and percentage of households in poverty.

Income Level

Income levels within the Unincorporated county communities vary considerably (see chart below). Castro Valley and Fairview have incomes that are higher than the median income for Alameda County. As a result of these higher incomes, most residents would not be eligible to benefit from CDBG activities. Incomes in Ashland and Cherryland are approximately \$12,000 to \$15,000 less the median income for Alameda County.

Chart 1



Source: 2000 Census

Poverty

One of the most important economic indicators is the percentage of people in poverty who live in the unincorporated areas. Table 3 shows the percentages of both families and individuals in poverty. Ashland and Cherryland have significantly higher percentages of both individuals and families who live in poverty than the rest of Alameda County.

Table 3 – Individuals and Families in Poverty by Area

	Total Number	Families Below Poverty Line	Individuals Below Poverty Line	Related Children under 18 Years	18 Years and Older	65 Years and Older	Unrelated Individuals 15 Years+
Alameda County	26,346	7.7%	11.0%	13.5%	10.1%	8.1%	20.6%
Unincorporated Area	1,532	4.9%	7.2%	29.7%	5.0%	10.0%	39.2%
Ashland	583	11.9%	14.3%	19.9%	11.9%	11.1%	19.6%
Castro Valley	399	2.7%	4.5%	4.3%	4.5%	4.5%	12.7%
Cherryland	274	9.0%	12.3%	13.9%	11.6%	12.1%	23.2%
Fairview	64	2.6%	6.4%	4.5%	7.0%	5.0%	26.2%
San Lorenzo	212	3.7%	5.4%	6.4%	4.9%	4.2%	17.1%

Source: Census 2000, Summary File 1, P8

Another indicator of poverty is the free/reduced school lunch program. The free/reduced lunch program is only offered to children whose household income is at 20% of Area Median income. For 2006, the income level for families of four to receive reduce cost meals is \$38,203 and \$26,845 to receive free meals. In Ashland there are three elementary schools that utilize the program: Hillside, Hesperian and Colonial Acres; with 57-77% of the populations in these schools receiving free meals. San Lorenzo High had 34.5% of the students using the program. Of the 15 schools within the Castro Valley Unified School District only 15% of the population utilized the program. At Cherryland Elementary Schools: Cherryland, Burbank and Strobridge range from 55-81% of the students enrolled in the program. In Fairview Elementary Schools, Fairview has 49.2% and East Avenue has 22.4% of the students enrolled in the program. In San Lorenzo’s Elementary School, Corvallis has an enrollment rate of 38.3%.

Race/Ethnicity

Table 4 indicates that the unincorporated area as a whole is very diverse in terms of race/ethnicity. Ashland and Cherryland and Fairview show the broadest distribution.

Table 4 -Unincorporated Area – Race by Community

Area	African		Hispanic	Native		Asian/Pacific Islander	Other
	White	American		American	Islander		
Alameda County	40.9%	14.6%	19.0%	0.4%	20.9%	4.2%	
Unincorporated Area	51.6%	8.7%	21.4%	0.5%	13.7%	4.2%	
Ashland	26.9%	19.6%	32.5%	0.8%	15.7%	4.6%	
Castro Valley	64.6%	5.0%	12.2%	0.4%	13.8%	4.1%	
Cherryland	35.7%	9.5%	41.7%	0.4%	9.2%	3.5%	
Fairview	48.8%	20.1%	15.1%	0.3%	10.7%	5.0%	
San Lorenzo	52.4%	2.7%	24.7%	0.5%	15.6%	4.2%	

Source: Census 2000, Summary File 1, P8

Table 5 shows languages spoken in the unincorporated areas according to the 2000 U.S. Census. In 2007, it is highly likely that the percentage of white residents has decreased and the percentages of Hispanic and Asian residents have increased based on projections made by the California Department of Finance Data Sets. In Table 5 below, the “Languages Other than English” are broken out into three primary language groupings Spanish, Other European Language and Asian or Pacific Islander Languages. Ashland and Cherryland have the highest percentages of households within the unincorporated area where English is not the primary language spoken at home (42.0 and 44.4% respectively).

Table 5 – Languages Spoken In Unincorporated Area

Area	English Only	Language Other than English	Spanish	Other European Language	Asian or Pacific Islander Language
Alameda County	63.2%	36.8%	17.7%	6.3%	15.2%
Unincorporated	70.2%	29.8%	13.8%	5.5%	9.8%
Ashland	58.0%	42.0%	23.3%	4.0%	13.4%
Castro Valley	77.0%	23.0%	6.4%	7.3%	8.6%
Cherryland	55.6%	44.4%	33.4%	3.2%	7.2%
Fairview	77.5%	22.5%	10.2%	2.9%	8.1%
San Lorenzo	69.6%	30.4%	13.9%	4.6%	11.7%

Source: Census 2000, Summary File 1, P8

Table 6 shows that seniors and youth are represented in various unincorporated areas in higher than average percentages when compared to the rest of Alameda County. Castro Valley, San Lorenzo and Fairview all have high concentrations of seniors, while Ashland and Cherryland have high concentrations of youth. Senior citizens ages 62 and older are eligible for CDBG assistance regardless of household income because HUD has defined them as a “presumed benefit” category.

Table 6 – Unincorporated Area – Age by Community

Area	Under 5 Years	5 to 19 Years	20-54 Years	55-59 Years	65+ Years
Alameda County	6.8%	20.4%	54.8%	7.8%	10.2%
Unincorporated Area	6.6%	20.8%	51.4%	8.0%	13.2%
Unincorporated Sub-area					
Ashland	8.8%	22.1%	53.9%	6.0%	9.2%
Castro Valley	5.6%	20.3%	50.6%	8.8%	14.7%
Cherryland	8.9%	20.6%	54.5%	6.5%	9.5%
Fairview	5.6%	20.9%	52.1%	9.6%	11.8%
San Lorenzo	6.1%	21.6%	48.5%	7.8%	16.0%

Source: Census 2000, Summary File 1, P8

Anecdotal data from area residents indicates that a large numbers of seniors in the unincorporated areas may be “aging in place.” They are likely to own their homes and may have access to supportive services locally either through family, church or nonprofit agencies, but may not have sufficient incomes to fully maintain their homes.

Household Type

There is a higher than average percentage of families vs. non-family households that live within the Unincorporated communities compared to the County as a whole (Table 7). According to HUD, a non-family household is a household that is not related by blood or marriage.

Table 7 - Unincorporated Area – Household Type by Community

Area	Family Households	Non Family Households
Alameda County	64.8%	35.2%
Unincorporated Area	70.1%	29.9%
Ashland	67.4%	32.6%
Castro Valley	69.5%	30.5%
Cherryland	64.8%	35.2%
Fairview	74.0%	26.0%
San Lorenzo	75.7%	24.3%

Source 2000 Census

Disability

There is a larger percentage of people of all ages who are disabled and live in unincorporated areas than in the County as a whole (Table 8). HUD defines a disability as any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment. [24 CFR 8.3] The term mental or physical impairment may include conditions such as blindness, hearing impairment, mobility impairment, HIV infection, mental retardation, alcoholism, drug addiction, chronic fatigue, learning disability, head injury, and mental illness. The term major life activity may include seeing, hearing, walking, breathing, performing manual tasks, caring for one's self, learning, speaking, or working. People who are diagnosed as disabled are eligible for CDBG assistance as a presumed benefit category. It is possible that this population could benefit from accessibility programs available under CDBG (e.g. curb cuts, minor home repairs; accessibility grants).

Area	Population 5-20 Years	Population 21-64 Years	Population 65 Years+
Alameda County	7.1%	18.7%	43.4%
Unincorporated Area	6.4%	43.2%	41.9%
Ashland	8.8%	22.2%	52.5%
Castro Valley	5.5%	15.5%	37.3%
Cherryland	6.3%	24.1%	51.8%
Fairview	5.1%	17.5%	42.5%
San Lorenzo	6.9%	20.8%	43.6%

Source:2000 Census

Educational Levels

Table 9 shows education levels attained by area in the Unincorporated County. Castro Valley has the highest percentage of people who have obtained a bachelor’s degree or higher, followed closely by Fairview. Cherryland has the lowest percentage of people who obtained a bachelor’s degree or higher. At approximately 33%, Cherryland also has the highest number of people who did not graduate from high school, followed by Ashland (27.2%). In general, lower education can be correlated with lower paying jobs.

Table 9 – Education Levels Achieved in Unincorporated Areas

	Less than 9th grade	9th-12th grade, no diploma	High School graduate (include equivalency)	Some college, no degree	Assoc. Degree	Bachelor's Degree	Graduate or professional Degree
Alameda County	8.0%	9.6%	19.0%	21.6%	6.8%	21.2%	13.7%
Unincorporated	6.4%	10.8%	26.7%	25.4%	7.6%	15.5%	7.7%
Ashland	10.6%	16.6%	28.3%	24.4%	6.0%	10.2%	3.9%
Castro Valley	3.1%	7.9%	24.1%	25.9%	8.4%	20.0%	10.6%
Cherryland	16.3%	17.0%	30.2%	20.7%	6.6%	7.2%	2.0%
Fairview	4.0%	6.5%	20.7%	28.6%	7.9%	19.1%	13.2%
San Lorenzo	6.9%	11.9%	32.8%	26.3%	7.1%	11.0%	4.0%

Source: 2000 Census

PART IV. SUMMARY OF CURRENT PLANS FOR UNINCORPORATED AREA

Part of the context of the CDBG Neighborhood Plan is other plans and funding currently underway for the Unincorporated Areas. This section contains a brief summary of plans and dollar amounts for implementation of these plans. For a more complete description of the plans, please see Appendix C.

The Eden Area Livability Initiative produced a summary of every plan that has something to do with the Eden Area of the Unincorporated County compiled by Supervisor Nate Miley’s Office (2/07). This summary is available through Supervisor Miley’s Office.

Bicycle Master Plan Update for Unincorporated Areas (12/06)

The Plan provides a vision for making bicycling an integral part of the transportation system in the unincorporated areas. It creates a comprehensive system of bicycle facilities in the local and sub-regional transportation network.

Draft Economic Development Strategic Plan for the Urban Unincorporated Areas of Alameda County (11/06)

The stated purpose of the plan is to achieve a higher quality of life in the unincorporated areas by creating a stronger, more diversified, prosperous, and vital economy which provides services, jobs and opportunity for residents.

Pedestrian Master Plan for Unincorporated Areas (7/06)

This Plan provides a vision for walking in Alameda County to identify pedestrian improvement projects and to provide a pedestrian-friendly environment for all communities in Unincorporated Alameda County.

Castro Valley General Plan Update (2/06) and Redevelopment Strategic Plan (2/06)

The General Plan update and Redevelopment Strategic Plan for Castro Valley both include a variety of business, community and housing strategies and activities.

Eden Area Redevelopment Project Five-Year Implementation Plan FY04- FY08 (5/05)

The purpose of the Implementation Plan is to set redevelopment funding priorities to alleviate blight in the Eden Area Project Area.

Alameda County-San Leandro Joint Redevelopment Project Five-Year Implementation Plan FY04- FY08 (5/05)

The primary stated goal of this plan (which included areas of Ashland) is to improve the physical appearance of East 14th Street/Mission Boulevard corridor over a five year implementation period.

San Lorenzo Village Center Specific Plan (7/04)

The specific plan outlines activities within the San Lorenzo Specific Plan Area in two broad areas: land use and traffic circulation.

Alameda County Hesperian Corridor Streetscape Master Plan (5/03)

The master plan outlines pedestrian circulation goals, bicycle circulation goals, public transit goals, vehicle circulation goals and community identity goals for Hesperian Boulevard.

PART V. FIVE-YEAR GOALS OF CDBG NEIGHBORHOOD PROGRAM IN UNINCORPORATED AREAS

The Urban County Five-Year Strategic plan, contained in the *FY05 -09 Consolidated Plan for the Alameda County HOME Consortium*, set forth priorities for addressing the Urban County's housing and community development needs. The current Consolidated Plan covers the period July 1, 2005 through June 30, 2010. The annual Urban County Action Plan describes projects, activities, programs, performance measures and other efforts to address these needs, using available resources from the federal, state, and local levels. The Alameda County Strategic Plan contains the following priorities:

- Increase the availability of affordable rental housing for extremely low income, low income and moderate income households.

- Preserve existing affordable rental housing and ownership for low income and moderate income households.
- Assist low and moderate income first-time homebuyers.
- Reduce housing discrimination.
- Maintain, improve and expand (as needed) the capacity of housing, shelter and services for homeless individuals and families including integrated healthcare, employment services and other services.
- Maintain and expand activities designed to prevent those currently housed from becoming homeless.
- Build on inter-jurisdictional cooperation to achieve housing and homeless needs.
- Increase the availability of service enriched housing for persons with special needs.

In addition, the Urban County Strategic Plan describes priority community development needs which were identified through a community and agency input process. The identified needs include the development of senior facilities and services, park and recreation facilities, neighborhood facilities, childcare facilities and services, and public infrastructure improvements; efforts to enhance crime awareness, improve accessibility and economic development.

Within these priority areas, the CDBG Program proposes the following five year goals for the Neighborhood Improvement Programs in Unincorporated County Areas:

Y Target funds geographically to revitalize lower income neighborhoods in the Ashland and Cherryland unincorporated areas of Alameda County. Annual consideration will be given to mobility improvement projects proposed for other unincorporated areas.

- Examples of revitalization projects include, but are not limited to, development of new community serving facilities such as day care centers, youth centers, or senior centers; park and community center construction or expansion; and handicapped accessibility improvements.

Funding will be limited to projects that are not funded under another plan unless gap financing is needed.

Y Creatively link CDBG activities and projects with other County programs and activities.

- Unincorporated County CDBG funding decisions should include as a key criteria the physical location or programmatic intersection of the project with others being administered by the County.

Y Create project selection criteria for evaluating competitive proposals which range from public works to public services.

- Create flexibility to fund good proposals that are outside of the established criteria when necessary. This can include infrastructure and non-traditional projects.

Y Utilize the goals and objectives of the *Urban County Citizen Participation Plan* to promote citizen participation in the CDBG process.

Y Participate in other inter-agency policy planning efforts which affect the CDBG Program.

Housing Preservation and Affordable Housing activities are also funded by CDBG but are outside the scope of this plan which focuses on competitively awarded activities.

PART VI. IMPLEMENTATION PROCESS GUIDELINES

Annual RFP and Project Applicants

The annual request for proposals (RFP) process to select projects for allocations of CDBG funds will be continued. The selection process will occur during the spring and will involve wide distribution of application materials to interested entities that serve the unincorporated communities.

Applicants may be other County agencies or departments, private organizations such as community groups or associations that have been formally chartered, public entities such as schools or park districts, and private firms such as day care centers or businesses.

Technical Assistance

Staff will provide reasonable amounts of technical assistance to project applicants. In accordance with the *Urban County Citizen Participation Plan*, the scope of assistance may include providing information on the RFP process and schedule, the project selection criteria, CDBG-eligibility criteria, census tract/block group information, development of the budget, and guidance on completing the application form.

After project applications are submitted, staff may contact each project applicant to obtain additional information if necessary.

Project Selection Criteria

The project application will include general information questions including the project name, location, applicant name, CDBG eligibility activity category, goals and objectives, schedule, and budget.

In addition, HCD staff will review project applications using two sets of criteria. The first set is the minimum qualifications criteria which all projects must meet these criteria to be eligible for funding. The second set of criteria focus on other considerations listed below; projects will meet these other considerations to varying degrees depending on project goals and objectives. Staff will present an evaluation of the project applications with an analysis of the criteria to the HCDAC with recommendations for funding approval.

Minimum Qualifications

- 1) Project is located in eligible part of the Unincorporated County or provides benefits to Unincorporated County residents.
- 2) Project is an eligible CDBG activity.
- 3) Project meets one of the CDBG National Objectives.

- 4) Project proposal is feasible in terms of budget and financing sources proposed. Commitment of other funding sources is demonstrated through letters of commitment and/or schedule for commitment of financing.

Other Considerations

- 1) Need for project type or location of project type is identified in formal planning documents generated by Alameda County e.g. Consolidated Plan, General Plan, etc.
- 2) Project is located near other existing or planned developments funded by the County or has synergy for the unincorporated area.
- 3) If applicant is County agency- or department-driven, the application demonstrates that project is an implementation measure of a larger community planning effort (e.g., the project proposal is an objective of a formal specific plan which was prepared with citizen input and review).
- 4) Project sponsor can demonstrate that previous project commitment and expenditure deadlines have been met.
- 5) Project budget leverages other sources of funding and/or fee services provided.
- 6) Project is located in lower income neighborhoods of Ashland or Cherryland. Annual consideration will be given to mobility improvement projects proposed for other unincorporated areas.

Other criteria for project selection may be added to this list as needed and as approved by the HCDAC.

Project Implementation Phase

Once a project is selected for funding, HCD staff will be actively involved in project implementation. CDBG Program staff play an active role in project selection to ensure that projects are selected based on feasibility, need, and linkage with other programs or activities which benefit lower income persons. Staff will be active project managers during implementation to ensure cost effective, creative, and meaningful results. Long range goals and outcome for the neighborhoods will be measured.

For public area projects, a project team will be assembled which includes the HCD CDBG Program staff and representatives of agencies that will be affected by and involved in the project implementation. HCD staff will have active involvement in the project implementation through review of the project design and specifications, coordination with the Public Works Agency (or other Agencies) in contractor selection and federal prevailing wage oversight, participation in the pre-construction and regular construction meetings, and final review and approval authority over contractor invoices being paid by CDBG funding.

For private area projects, the project sponsor will take the lead role in implementation; however, HCD staff is actively involved in the process. Project sponsors are required to coordinate with HCD, contractors, agencies, organizations, and citizens to implement the project. HCD CDBG staff must be kept informed of the project status, and must have the opportunity to review designs and specifications for the project. Construction contractors are generally required to

follow prevailing wage requirements. HCD staff will ensure that the specifications include the most up-to-date federal contract compliance requirements and monitor the project throughout the construction phase.

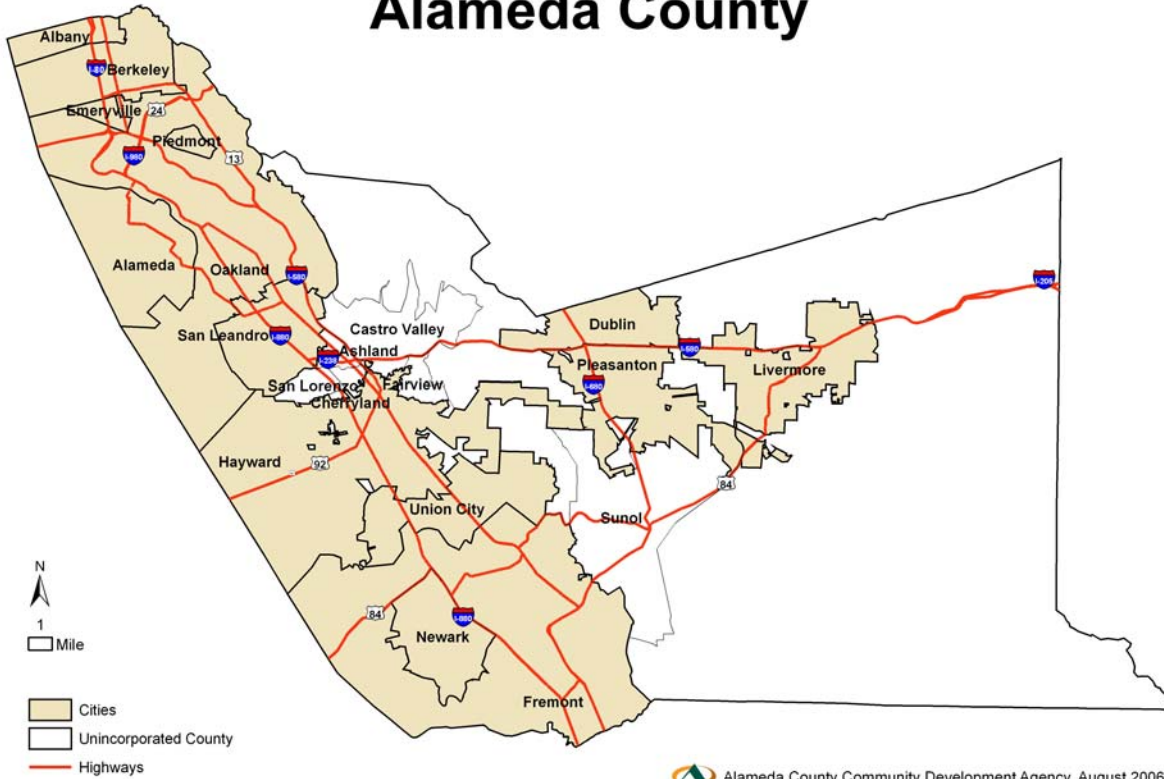
PART VII. FIVE YEAR OUTLOOK

This Plan presents the five-year goals for the CDBG Neighborhood Improvement Program in the Unincorporated County areas and a set of guidelines for implementing these goals. The Plan was developed to enable CDBG funding and staffing resources to be used in the most effective way possible to revitalize the County=s lower income neighborhoods.

The geographical targeting goal of this plan -- to target use of CDBG funds during the five years of this plan in Ashland and Cherryland -- is intended to focus HCD=s resources in a concentrated way on areas which have been identified as having serious public improvement needs in the County. The CDBG Program goals and policies established in this plan will be augmented through the annual Consolidated Plan public review process in which HCD staff, the HCDAC, and citizens have the opportunity to discuss community development needs in the Unincorporated County.

Economic improvement and increased self-sufficiency for lower income persons is the corollary to the revitalization of low and moderate income neighborhoods. The types of projects funded through the CDBG Program should be balanced and varied such that both economic improvement and neighborhood revitalization goals can be met in the long-term. Improved awareness of the CDBG Program, active participation of staff in project implementation, the location linkage of funded CDBG Program projects with other activities benefiting lower and moderate income persons, and enhanced community participation will all work toward meeting the economic improvement and community revitalization goals of the Unincorporated County CDBG Program.

Alameda County



Alameda County Community Development Agency, August 2006

Appendix B – Unincorporated County Project List

Alameda County Urban County
History of CDBG Allocations (1975-2007)

Year #	FY	Allocation	Change	Notes
1	1975/1976	\$ 745,000		
2	1976/1977	\$1,645,000	\$ 900,000	
3	1977/1978	\$2,599,000	\$ 954,000	
4	1978/1979	\$2,897,000	\$ 298,000	
5	1979/1980	\$3,096,000	\$199,000	
6	1980/1981	\$3,280,000	\$184,000	
7	1981/1982	\$3,165,000	\$(115,000)	
8	1982/1983	\$2,793,664	\$(371,336)	
9	1983/1984	\$2,734,910	\$(58,754)	
10	1984/1985	\$2,695,000	\$(39,910)	Livermore became entitlement
11	1985/1986	\$2,416,000	\$(279,000)	
12	1986/1987	\$1,716,000	\$(700,000)	
13	1987/1988	\$2,076,000	\$360,000	Union City became entitlement
14	1988/1989	\$1,577,000	\$(499,000)	
15	1989/1990	\$1,640,000	\$63,000	
16	1990/1991	\$1,580,000	\$(60,000)	
17	1991/1992	\$1,766,000	\$186,000	
18	1992/1993	\$1,862,000	\$96,000	
19	1993/1994	\$2,146,000	\$284,000	
20	1994/1995	\$2,064,000	\$(82,000)	Pleasanton became entitlement
21	1995/1996	\$2,306,000	\$242,000	
22	1996/1997	\$2,172,000	\$(134,000)	
23	1997/1998	\$2,138,000	\$(34,000)	
24	1998/1999	\$2,038,000	\$(100,000)	
25	1999/2000	\$2,050,000	\$12,000	
26	2000/2001	\$2,168,000	\$118,000	
27	2001/2002	\$2,191,036	\$23,036	
28	2002/2003	\$2,097,000	\$(94,036)	
29	2003/2004	\$2,425,000	\$328,000	
30	2004/2005	\$2,380,000	\$(45,000)	
31	2005/2006	\$2,245,320	\$(134,680)	
32	2006/2007	\$2,013,615	\$(231,705)	
33	2007/2008	\$2,004,510	\$(9,105)	

Projects Funded in the Past 10 Years

CDBG funding in the Unincorporated Areas over the past ten years has gone to mostly to public improvements. In 1998/1999, funds were allocated to the street improvements on Mateo/Marcella. The funding for these street improvements continued the following two years 1999 and 2000. In 2002, CDBG funding was allocated to public improvements along E. 14th Street and rehabilitation of the Weinreb House, a single family home for adults with mental disabilities. Funding was also given to the Tri-Valley Haven Domestic Violence Center to build an addition to existing Domestic Violence Shelter to create a children play/therapy room, a group counseling room, and additional storage. Over the next five years, as CDBG funding decrease, the number of projects being funded expanded. In 2003, CDBG funding was allocated to five projects with sidewalk improvements along 165th Avenue receiving the bulk of the funds. Since

2004, most of the funds have gone towards community facilities and disabled access improvements.

Jurisdictional Summary

Area	Project	Amount Spent
Ashland	Mateo & Marcella Street Improvements	\$350,000
	Ashland Community Center-COPPS Unit	\$152,400
	E.14th Street from Thrush to 162nd Ave Street lighting & median	\$624,031
	165th Ave between Library and E.14th Street Streetscape	\$560,000
	Mercy Housing California - Kent Gardens Community Room	\$349,243
	HARD - Fairmont Linear Park - ADA playground equipment	\$80,000
Castro Valley	Weinreb House - rehab.	\$49,725
	HARD - Adobe Creek Park - ADA playground equipment	\$200,000
Cherryland	HARD- Sunset Athletic Field	\$75,000
	HARD - Meek Estate Park turf; irrigation & ADA accessible pathway	\$150,000
	HARD – Cherryland Park Skate Park	\$75,000
	HCD - Solar Power Project: Pacheco Court, Meekland Ave and Concord Ave	\$150,000
	HARD - Meek Estate Park Community Room	\$200,000
Fair Share	TVH DV Center - rehab.	\$39,564
	TVH Family Homeless Shelter - acq. & rehab.	\$61,887
	CRIL Office renovation	\$47,603
	Eden I&R - 211 System	\$45,000
	Spectrum Community Services - planning for centralized kitchen	\$47,800
	FESCO - Wheelchair Ramp rehab	\$69,000

Appendix C – Summary of Current Plans for Unincorporated Area

Pedestrian Master Plan for Unincorporated Areas (7/06)

Walking is the most basic form of transportation. The purpose of the plan is to provide a vision of walking in Alameda County to elevate the importance of walking as part of the planning and development process and to identify pedestrian improvement projects to provide a pedestrian-friendly environment for all communities in Unincorporated Alameda County. Goals include: 1) improve access and circulation for all pedestrians; 2) reduce pedestrian collisions and provide a safer walking environment; 3) promote land uses and urban design that support a pleasant environment for walking; 4) establish guidelines and recommendations for agency coordination; and 5) encourage walking through education and outreach.

Key pedestrian projects in the unincorporated areas include: Western Blvd Trail Corridor; Coliseum BART to Bay Trail Connector; safe school routes for - Marshall Elementary, Stanton Elementary, Fairview Elementary, Sunol Glen School; Buena Vista Avenue – Safe route to transit; Streetscape Improvements for - Castro Valley Boulevard, Hesperian Blvd, Lewelling Blvd and Grant Avenue; and Hillcrest Knolls Walkability Study. Projects totaling \$186,946,000 are identified with 28 separate funding sources.

Bicycle Master Plan Update for Unincorporated Areas (12/06)

The Plan provides a vision for making bicycling an integral part of the transportation system in the unincorporated areas. The goals include: 1) provide safe and appropriate bicycle accommodations for every type of trip; 2) create and maintain a comprehensive system of bicycle facilities in the local and sub-regional transportation network in order to establish a balanced multi-modal transportation system; 3) maximize use of public and private resources in establishing a bicycle network; 4) promote fitness and health benefits through increased opportunity for bicycle activity; 5) promote use of the bicycling, transit, ridesharing, and walking through land use and transportation planning; and 6) encourage bicycling and other transportation alternatives as a means to reduce traffic congestion. Projects totaling \$37,786,600 are identified with nine separate funding sources.

Eden Area Redevelopment Project Five-Year Implementation Plan FY04- FY08 (5/05)

The purpose of the Implementation Plan is to set redevelopment funding priorities. The Plan outlines the Agency's goals, objectives and proposed activities in its efforts to alleviate blight in the Project Area. The four main goals are: 1) to improve the economic health of the project area, reinvigorate commercial areas and increase the number of jobs available; 2) provide for urban infrastructure improvements to induce private investment in the project area; 3) expand and revitalize community facilities, increase public open space and establish community preservation programs; 4) prevent the acceleration of blight and improve code enforcement activities to enhance the public health, safety and welfare. During the five year implementation period it is estimated that the project area will generate tax increment in the amount of \$53,648,154; with \$24,982,236 for commercial redevelopment programs and projects, and \$8,618,022 for affordable housing.

Alameda County-San Leandro Joint Redevelopment Project Five-Year Implementation Plan FY04- FY08 (5/05)

The goals of this plan which included areas of Ashland are: 1) Provide for urban infrastructure improvements to induce private investment in the project area with the project area's highest priority being the improvement of the physical appearance of East 14th Street/Mission Boulevard

corridor; 2) Improve the economic health of the project area, reinvigorating commercial areas and increasing the number of jobs available; 3) expand and revitalize community facilities, increase public open space and establish community preservation; and 4) prevent the acceleration of blight and improve code enforcement activities to enhance the public health, safety and welfare. During the five year implementation period it is estimated that the project area will generate tax increment in the amount of \$11,118,440; with \$5,937,548 for commercial redevelopment programs and projects and \$2,245,610 for affordable housing.

Castro Valley General Plan Update (2/06) and Redevelopment Strategic Plan (2/06)

The key features of the new General Plan update and Redevelopment Strategic Plan for Castro Valley include: 1) preserving valleys, creeks, canyons and hillsides; 2) greening Castro Valley; 3) establishing design standards and guidelines for new housing; 4) preserving resources that embody Castro Valley's historic rural character; 5) calming traffic; 6) creating a walkable Town Center; 7) completing streetscape improvements on Castro Valley Boulevard; 8) bringing new shops and restaurants to Castro Valley; 9) building the community library; 10) adding at least one new neighborhood park; 11) providing oversight to Lake Chabot Road Medical District; 12) renovating or rebuilding neighborhood commercial sites; 13) adding new housing in and around the Town Center; 14) improving the general look of Castro Valley; and 15) enforcing zoning regulations. Costs are estimated at \$47,308,584; funding sources include Redevelopment Agency and Tax Increment finance bonds.

San Lorenzo Village Center Specific Plan (7/04)

The purpose of the specific plan is to guide future public and private actions within the San Lorenzo Specific Plan Area. The plan includes the following land use goals: 1) maintain and enhance the economic vitality of an anchor supermarket, and other neighborhood retail and service uses; 2) encourage a healthy mix of new and existing neighborhood-serving retail stores and services; 3) enhance civic functions such as the library, post office and community center and integrate them better with the rest of the Village Center; 4) in order to support a lively and desirable public environment, encourage development having residential uses above ground floor retail, office or civic uses throughout the plan area; 5) restore the Lorenzo Theater to a desirable use with a public orientation. Circulation goals include: create a safe pedestrian environment throughout the Plan Area; 2) create an enjoyable, comfortable pedestrian experience that enhances comparison shopping and a sense of community; 3) integrate and provide convenient public transit links to the Plan Area; 4) create a distinct landscaped environment along Hesperian Blvd and 5) create an environment that accommodates both pedestrians and good auto access to customer destinations. Cost estimates total \$31,800,000 with ten sources of funds including Redevelopment Agency funds.

Alameda County Hesperian Corridor Streetscape Master Plan (5/03)

To achieve an inviting streetscape for pedestrians, residents, and merchants a master plan was developed for Hesperian Boulevard. Specific goals for pedestrian circulation include: 1) encouraging pedestrian circulation throughout Hesperian Blvd; 2) increased lighting in pedestrian areas; 3) provide connections to points of interest; 4) comply with the American's with Disabilities Act (ADA); 5) improve streetscape aesthetic to create a sense of place and to attract new merchants into San Lorenzo; 6) provide streetscape and pedestrian amenities such as bus shelters, benches, and pedestrian-scaled thematic street lighting; 7) identify opportunities for public plazas and other gathering spaces. Bicycle circulation goals include: improve existing bicycle circulation; retain Hesperian Blvd as part of county-wide bicycle master plan; improve

safety for bicycle circulation; and provide connections to adjacent bike routes and destinations. Public transit goals include: 1) increase the use of public transportation system; 2) increase the visibility of transit stops to improve recognition and use; 3) improve the quality of the system by providing bus shelters at stops, increase safety, and provide amenities such as benches; 4) provide a safe environment for riders entering and exiting the buses; and 5) compliment current Bus Transit planning efforts. Vehicular circulation goals include: maximizing streetscape improvements without sacrificing current traffic patterns; provide traffic calming measures where feasible; retain residential and other key parking areas; increase vehicular safety along Hesperian Blvd. Community Identity goals include: developing a unifying character for the entire corridor that will define San Lorenzo; the style developed should be “clean with simple lines” and provide a classic/timeless character; the design and selection of landmarks, signage, materials, furnishings, plant materials, and other streetscape features should emphasize the “classic” theme; study the feasibility of under grounding the existing utility lines; and develop a comprehensive street signage program. Total cost of construction is estimated at \$9,926,400; source of funding includes Redevelopment Agency funds.

Draft Economic Development Strategic Plan for the Urban Unincorporated Areas of Alameda County (11/06)

The purpose of the plan is to achieve a higher quality of life in the unincorporated areas by creating a stronger, more diversified, prosperous, and vital economy which is better linked to the region and that provides services, jobs and opportunity for residents. The goals include: 1) to pursue local and regional economic development to further the Unincorporated areas’ vision for the future; 2) through economic development, provide improved services, business and economic opportunities for residents of the communities; and 3) improve the quality of the built and natural environment, thereby strengthening quality of life for area residents. No cost estimates were included in the draft.