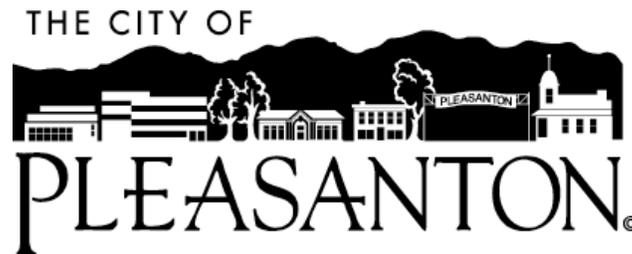


Consolidated Annual Performance and Evaluation Report (CAPER)

FY 2012



**Alameda County
HOME Consortium
September 2013**

PART I: SUMMARY OF RESOURCES AND PROGRAMMATIC ACCOMPLISHMENTS

SECTION A: RESOURCES MADE AVAILABLE

During the twelve month program period for the FY 2012 Consolidated Annual Performance and Evaluation Report (July 1, 2011, through June 30, 2012), the following resources were made available by the City, either directly or indirectly, for activities included in the City's FY 2010-14 Consolidated Plan:

Federal:

\$240,234 in City of Pleasanton CDBG funds for FY 2012 (see attached Table P-1 for list of grantees).

\$74,678 in City of Pleasanton HOME funds for FY 2012 (in combination with HOME funds from prior years, these funds were used to fund housing for disabled persons, housing rehabilitation services for low-income home owners, and a housing scholarship program for low-income job trainees at risk of homelessness).

State:

\$350,000 from the California Housing Finance Agency (CalHFA) through its HELP (Housing Enabled by Local Partnerships) program to establish a new down payment assistance loan program which makes available loans of up to \$60,000 for low and moderate income households to purchase existing homes in Pleasanton. The funding was approved in June 2003 and August 2007, and the program began operation in 2005. The City provided a \$350,000 match (see "Local" below).

\$1,500,000 from the California Housing Finance Agency (CalHFA) through its HELP (Housing Enabled by Local Partnerships) program to complete the financing for the Parkview, a 105-unit assisted living facility with 31 below-market units targeted to very low and extremely low income senior. The funding was approved in spring 2005. Construction on the project was begun in September 2005 and was completed in December 2006. The facility opened for occupancy in February 2007 and continued ongoing operation and leasing during FY 2012. The City provided a significant match in the form of land valued at \$3.5 million and approximately \$3 million in financial assistance and fee waivers (see "Local" below). *[This resource was listed in prior year CAPER reports but is included again because the project was still in the process of implementation during FY 2012.]*

Local:

\$107,000 in City Lower Income Housing Funds (from in-lieu lower income housing fees collected from new residential and commercial development) to supplement housing rehabilitation, housing counseling, and special needs projects assisted through the CDBG program in FY 2012 (see attached Table P-1).

\$160,000 in City General Funds to supplement various human services projects in FY 2012 (including many that were assisted through the CDBG program; see attached Table P-1).

\$350,000 in City Lower Income Housing Funds to establish a new down payment assistance loan program which makes available loans of up to \$60,000 for low and moderate income households to purchase existing homes in Pleasanton. CalHFA approved an allocation of \$350,000 from the HELP program to initiate this new resource (see above). Funding was approved in June 2003 and August 2007, and the program began operation in 2005. One (1) new loan was issued in FY 2012.

Approximately \$2.5 million in City Lower Income Housing Funds in the form of predevelopment and permanent loans to fund costs related to the development of the Parkview, a 105-unit affordable assisted living facility (a residential facility for seniors which will offer assisted living services) on a City-owned parcel of land adjacent to the existing City of Pleasanton Senior Center. The development plan for this project was approved by the City Council in April 2003. Construction began in September 2005 and was completed in December 2006. Initial occupancy took place in February 2007 and was on-going in FY 2012. *[This resource was noted in prior year CAPER reports but is included again because the project was still in the process of implementation during FY 2012.]*

A 3.6 acre parcel of land valued at approximately \$3.5 million that is being contributed in the form of a no-cost long-term ground lease for the development of the Parkview assisted living facility project. Construction was completed in December 2006 and the facility was occupied in February 2007. *[This resource was noted in prior year CAPER reports but is included again because the project was still in the process of implementation during FY 2012.]*

\$271,300 in City fee waivers for the Parkview assisted living facility project. *[This resource was noted in prior year CAPER reports but is included again because the project was still in the process of implementation during FY 2012.]*

\$52,000 in City Lower Income Housing Funds and approximately \$50,000 in in-kind contributions (staff time, materials, etc.) for a eighth year of start-up costs for the Tri-Valley Housing Opportunity Center (TVHOC), a collaborative effort by the cities of Pleasanton, Danville, San Ramon, Dublin, and Livermore. The TVHOC serves as a clearing house for local home buyer programs as well as lender programs and other resources targeted to first-time home buyers. The TVHOC (which is located in downtown Livermore) will celebrate its seventh year of operation in September 2012.

Private:

Approximately \$19.7 million in the form of a loan from a private bank (Citibank) for the construction of the Parkview assisted living facility described earlier. *[This resource was noted in prior year CAPER reports but is included again because the project was still in the process of implementation during FY 2012.]*

\$300,000 in the form of a deferred developer fee by BRIDGE Housing for the Parkview assisted living facility project described above (see “Local”). *[This resource was noted in prior year CAPER reports but is included again because the project was still in the process of implementation during FY 2012.]*

[In addition, most nonprofit agencies which were awarded CDBG, HOME, or City funds in FY 2012 contributed a significant amount of private matching funds for individual projects. Those funds are not summarized in this report.]

A summary of the allocation and use of CDBG funds and related resources made available during the program period is found in the attached Table P-2.

SECTION B: INVESTMENT OF AVAILABLE RESOURCES

The City's performance under the priorities enumerated in the FY 2010-14 Consolidated Plan is summarized in the attached Table P-3. The related priorities in the annual Action Plan are discussed in detail in the following section:

Priority #1: **Increase the availability of affordable rental housing for extremely low income (30%), very low (50%), and low income (80%) households.**

Housing Activity: Multi-family housing for extremely low (30% or less of median income), very low (50% or less of median income) and low income (80% or less of median income) households.

Resources Used: The City committed \$500,000 in FY 2012 toward the Anton Hacienda project which will include 35 apartments for very low income households (50% of Area Median Income, or AMI) within a new 168 unit project to be built at 5725 West Las Positas Boulevard in Hacienda Business Park. The project was approved in May 2013 and construction is expected to begin by the end of 2013. In prior years, the City committed \$1.5 million in City Lower Income Housing Funds; private funds (approximately \$13.5 million in bond financing and an additional amount in tax credits through the Lower Income Housing Tax Credit program).

Activities Undertaken: In FY 2012, the City extended the Affordable Housing Agreement with Windstar Properties and Bay Area Rapid Transit (BART) for a 350-unit transit-oriented apartment complex ("Stoneridge Station") planned for construction next to the new West Dublin / Pleasanton BART station near the Stoneridge Mall. The complex is planned to include 70 units for very low income families at 50% of AMI and 17 units for moderate income families at 120% AMI. Construction has been delayed due to current economic conditions. The City has committed to waive approximately \$900,000 in Lower Income Housing fees for the project and contribute \$500,000 for Park Dedication fees, for a total of \$1.4 million in assistance. The development plan approval (PUD) was extended in FY 2010 to preserve the approved plan until the housing economy improves.

In FY 2012, Braddock and Logan completed an addition to construct 36 new apartments at Civic Square, an existing 212-unit apartment complex in downtown Pleasanton. The developer agreed to provide 5 units for low income families and the remaining 31 units for moderate income families in response to the City's Inclusionary Zoning Ordinance requirements. The addition was opened for occupancy in early 2012.

Following the completion of a comprehensive Housing Element update and rezoning of 70 acres of land for high density residential development in 2011, the City has ben

actively working with developers of several new apartment complexes that are expected to yield significant number of new affordable rental units over the next few years as summarized below:

Development / Developer	Location	Total Units	BMR Units	Notes
<u>Stoneridge Station</u> (Windstar Communities)	Stoneridge Mall Rd.	350	87	Approved September 2008; construction not yet begun
<u>Hacienda Site 1</u> (BRE Properties)	Owens Dr. / Willow Rd.	254	38	Approved May 2012; construction not yet begun
<u>Hacienda Site 2</u> (BRE Properties)	Gibraltar Dr. / Hacienda Dr.	251	38	Approved May 2012; construction not yet begun
<u>Residences at Calif. Ctr.</u> (Pleasant Partners)	4400-4460 Rosewood Dr.	305	46	Approved May 2013; construction not yet begun
<u>Anton Hacienda</u> (St. Anton Partners)	5725 W. Las Positas Blvd.	168	35	Appr. May 2013; building permit review Sept. 2013
<u>Vintage</u> (AufderMaur / ES Ring)	Stanley Bl. / Bernal Ave.	345	52	Approved August 2013; construction not yet begun
<u>Commons at Gateway</u> (Pleasanton Gateway LLC)	Valley Ave. / Bernal Ave.	307	52	Approved September 2013; construction not yet begun
<u>Hacienda Site 3</u> (Developer TBD)	Gibraltar Dr. / Hacienda Dr.	361	58	No application submitted yet as of May 2013
<u>SummerHill</u> (SummerHill Apt. Comm.)	5850 W. Las Positas Blvd.	177	TBD	Under preliminary review September 2013

These complexes are anticipated to include over 400 new below-market units, the majority of which will be at rents affordable to very low income households at 50% AMI.

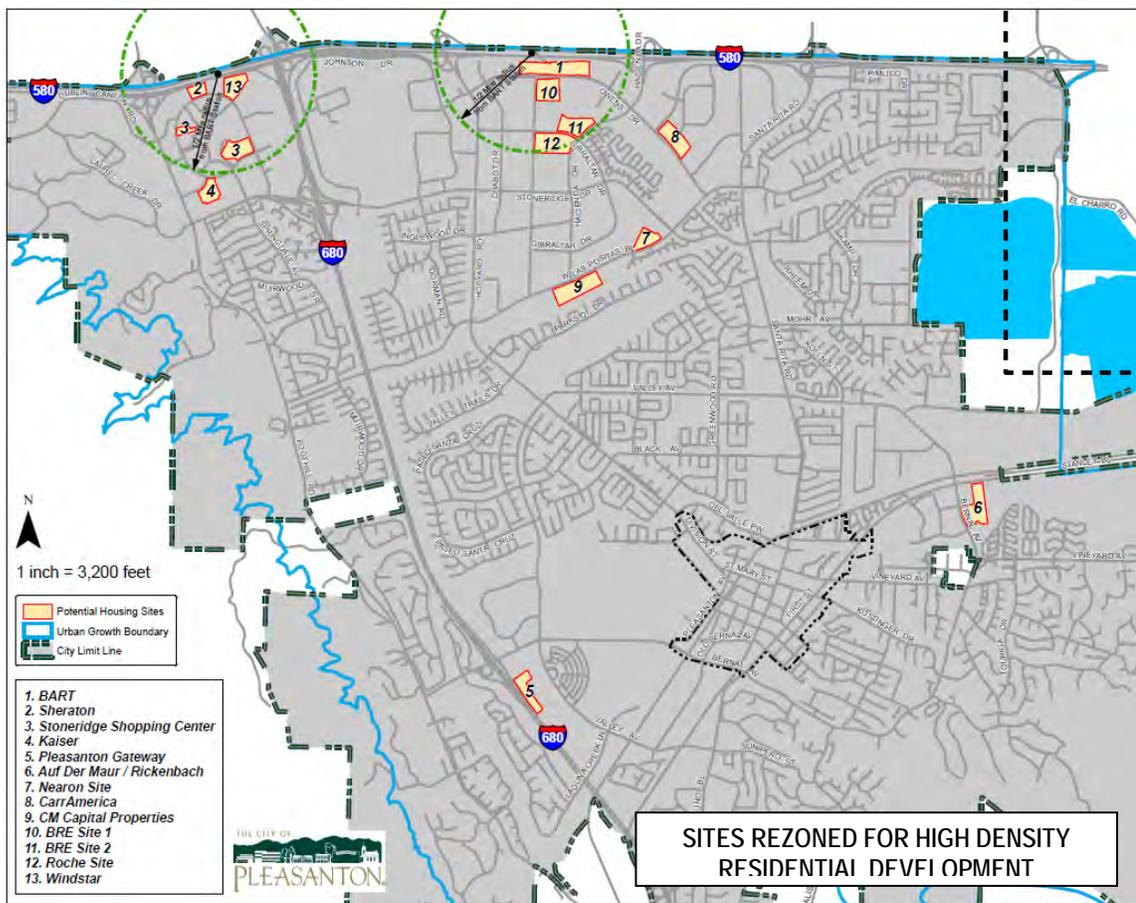
While recent efforts have been focused on these high density sites, City staff has continued to meet with developers of other properties in the City regarding the incorporation of below-market rate housing consistent with the City’s inclusionary policies and using innovative solutions. For example, several years ago the City approved an affordable housing agreement with Ponderosa Homes for the development of the Lehman property in east Pleasanton. This agreement represents the first example in which the City will utilize one of the alternatives offered in the Inclusionary Zoning Ordinance to the provision of affordable units. Specifically, the developer will work with the City to “buy down” the rents in the existing Gardens at Ironwood senior apartment development to achieve additional units at the very low income level as well as a significant number of units at levels affordable to extremely low income seniors (e.g., 30% or less of AMI). The details of this innovative approach to housing affordability were established in the Affordable Housing Agreement for the Lehman project that was approved in FY 2012.

Performance Measure and Outcome: [Performance measures and outcomes for this priority are described in detail in the attached Table P-3.]

Geographic Distribution: The figure on the following page illustrates the new sites that were recently rezoned to accommodate future high density residential development. Many of these sites are currently in the planning or development states as listed in the preceding table. As shown on the map, the sites are located throughout Pleasanton, although a higher percentage is located in the northern part of the city where there is more vacant or underdeveloped land. Through its General Plan policies and development review process, the City encourages the distribution of higher density housing and affordable rental units throughout Pleasanton. Although the City is approaching General Plan buildout, past land use policies have resulted in a fairly even distribution of higher density housing, which consequently has helped to promote the distribution of below-market housing throughout Pleasanton.

Leverage of Non-Federal Resources: The resources for the projects discussed above are primarily local or private.

Matching Contributions: Approximately \$13.5 million in bond financing for the Busch senior apartments project; approximately \$1.4 million in fee waivers and payments for the future Windstar apartment project; matching contributions for future apartment projects are yet to be determined.



Priority #2: Preserve existing affordable rental and ownership housing households at or below 80% of Area Median Income (AMI).

Housing Activity #1: Downtown seismic retrofit, minor home repair, and major rehabilitation programs (under contract with Neighborhood Solutions) benefiting low income (80% or less of median income) homeowners, particularly seniors, disabled persons, and owners of older homes in the Downtown area.

Resources Used: A total of \$200,000 was allocated toward housing rehabilitation activities in FY 2012. These funds came primarily from federal (CDBG) sources but in the past have been supplement with local (City) sources.

Activities Undertaken: Two major rehab loans were completed. Minor home repair, mobile home repair, and seismic bracing services were provided to 12 low and very low income households in Pleasanton during the fiscal year as part of an on-going program. Two of these grants were for REACH, a nonprofit agency providing supportive housing opportunities for developmentally disabled adults. These grants involved improvements at group homes occupied by REACH clients. Last year, funding was provided to GRID Alternatives which installed one (1) solar photovoltaic system on a price-restricted ownership home as part of an ongoing program.

Performance Measure and Outcome: [Performance measures and outcomes for this priority are described in detail in the attached Table P-3.]

Geographic Distribution: Minor home repair, major rehabilitation, and accessibility programs for residential structures were carried out citywide. Mobile home programs (minor repair and seismic bracing) were implemented primarily in two major mobile home parks occupied by seniors on Vineyard Avenue and in two smaller parks in central Pleasanton.

Leverage of Non-Federal Resources: In some cases, homeowners contributed a portion of the rehabilitation costs.

Matching Contributions: Matching funds were not required for this program. However, some homeowners provided a portion of the funding.

Housing Activity #2: Preservation of assisted low income housing units in Pleasanton which are at risk of converting to market rates.

Pleasanton Greens, a federally-sponsored 131-unit rental apartment development, became eligible to prepay its HUD mortgage in July 1996 and was subsequently sold to a new owner. Although the project recently converted to market rents, the City worked with the

new owner and with the Alameda County Housing Authority to convert existing residents to tenant-based Section 8 rental assistance (preservation certificates).

Similarly, one existing City-Developer below market rental agreement (with 66 below-market rental units at 80% of AMI) expired in mid-2007 in spite of the City's efforts to provide financial incentives to the owner to extend the agreement terms (negotiations were made difficult by the continued competitive market for apartment rents in Pleasanton). The City's remaining below-market rental agreements do not include any provision for expiration; therefore, existing below-market rental units should remain in place in perpetuity.

Resources Used: City staff worked with participating apartment owners with existing below market rental agreements to create incentives to extend existing affordability agreements. The City's Lower Income Housing Fund was designated as the source to provide financial incentives, such as favorable loans or grants for capital improvements.

Activities Undertaken: In past years, City staff worked cooperatively with the Alameda County Housing Authority and with the new owner of Pleasanton Greens (Bridge Partners) to monitor the situation and provide assistance as needed. The City also worked with the owners of several apartment complexes to extend the prior below market rental agreements. Unfortunately, those negotiations proved unsuccessful and the agreements expired at the completion of their respective terms. In 2002, Pleasanton Mayor Tom Pico established a special task force to meet with the owners of apartment complexes with expiring regulatory agreements. The Task Force met with various property owners to discuss incentives to extend the regulatory provisions but these meetings were not successful in renegotiating the provisions.

Performance Measure and Outcome: [Performance measures and outcomes for this priority are described in detail in the attached Table P-3.]

Geographic Distribution: The affected rental developments are located throughout Pleasanton, although a high percentage of those that expired were located in north Pleasanton in the area of Hacienda Business Park.

Leverage of Non-Federal Resources: *[not applicable]*

Matching Contributions: *[not applicable]*

Priority #3: Assist low and moderate income first time homebuyers.

Housing Activity: Multi-family (condominium/townhome) and single-family ownership housing for low income (80% or less of median income) households.

Resources Used: In FY 2012, the City worked closely with Habitat for Humanity and had tentatively earmarked \$1.2 million to assist the development of a 10-unit ownership project for very low income families. However, Habitat was not able to retain its option on the subject property so the project was terminated. In prior years, approximately \$3,000,000 in City Lower Income Housing Funds were committed for this activity in the form of subsidies provided to the Bernal home ownership project (which included 56 duet homes sold at a price of \$199,000 to low income households between 2001 and 2005) and the Birch Terrace townhomes (7 low and moderate income townhomes completed and occupied in late 2007 and early 2008). Private funds totaled approximately \$15 million for these projects.

Activities Undertaken: Progress on this activity has been slow due to a sluggish housing economy. As described above, the City worked with Habitat for Humanity in FY 2012 on a potential 10-unit ownership project for very low income families. However, the project fell through due to the developer's inability to secure an option to purchase the Vineyard Avenue site.

Activity has been higher in previous years when the housing economy was stronger. For example, the approved plan for the 200-acre portion of the Bernal property included 56 duet homes for low income (80% of median income), first-time home buyers that were sold at a price of \$199,000. The first 20 homes were marketed in 2002, and the approved buyers moved into their homes starting in mid-2002 through early 2003. The marketing phase for the second group of 20 additional homes took place in early 2003, with the final homes being occupied by early 2004. The third and final phase was marketed in 2004, and occupancy was completed in 2005. The resources to achieve the construction of these homes come from public as well as private sources. The City of Pleasanton contributed approximately \$1.4 million in the form of fee waivers (for all 56 homes) and committed up to \$1,120,000 in City Lower Income Housing Funds to provide second mortgage loans of up to \$20,000 for each buyer on an as-needed basis. An estimated \$16 million was contributed by KB Home and Greenbriar Home Communities for the 56 dwellings (i.e., the homes were delivered at a cost of \$199,000 but have an estimated market value of approximately \$450,000 in 2013).

In 2002, the City of Pleasanton participated in a joint powers authority (JPA) to enable the implementation of a "lease-purchase" program through the East Bay Delta Housing and Finance Agency (EBDHFA). The program was designed to provide opportunities for eligible households to lease existing homes over a three-year period, after which they would assume ownership and mortgage payments. The program was funded by the private sector through bonds issued by the EBDHFA. Due to unfavorable interest rates and related factors, the EBDHFA program was terminated in early 2002. The mission was assumed by a new agency, the Bay Area Home Buyer Agency (BAHBA), which provides a range of services similar to those offered by the Tri-Valley Housing Opportunity Center (TVHOC). The City of Pleasanton withdrew from BAHBA and the JPA in 2009 due to lack of benefits to Pleasanton residents and duplication of services

with those offered by the TVHOC.

In FY 2012, the City continued to offer a Down Payment Assistance (DPA) program based on \$350,000 in local funds contributed as a match for \$350,000 in State HELP funds that were awarded to initiate the program several years prior. The DPA program provides loans of up to \$60,000 for low and moderate income households to purchase existing homes in Pleasanton. The funding was approved in June 2003 and August 2007, and the program began operation in 2005 and continued through FY 2012. One (1) new loan was issued in FY 2012 and several new pre-approvals were issued (some of which expired after six months). Demand for the DPA program has generally been less than in prior years due to a weak economy and soft housing market although there are indications that conditions are improving and demand is increasing.

Performance Measure and Outcome: [Performance measures and outcomes for this priority are described in detail in the attached Table P-3.]

Geographic Distribution: Down payment assistance loans will be distributed throughout the City randomly based on the residence location of qualified buyers. The Bernal project is located in southwest Pleasanton between I-680 and the downtown area. The Birch Terrace and Vineyard Avenue projects are located on Vineyard Avenue in southeast Pleasanton. Through its General Plan policies and development review process, the City encourages the construction of affordable ownership homes throughout Pleasanton.

Leverage of Non-Federal Resources: All of the resources to be used for the project discussed above were state, local, or private. No federal resources were used.

Matching Contributions: As discussed above, matching funds are being provided by the City of Pleasanton for the down payment assistance program and were provided by KB Home and Greenbriar Home Communities for the Bernal ownership project. The affordable units in the Birch Terrace and Stoneridge projects are being provided as the result of the inclusionary requirements for those projects and do not involve any direct financial subsidies from the City. The City had tentatively earmarked \$1.2 million to the potential Vineyard Avenue project but that project did not materialize.

Priority #4: **Reduce housing discrimination.**

Housing Activity: Housing counseling services provided to Pleasanton residents by contract with ECHO Housing through the CDBG Program. ECHO's activities include the investigation and follow-up of housing discrimination charges, tenant-landlord mediation, discrimination education seminars, and community outreach, and regular discrimination audits.

Resources Used: In the past, housing counseling and tenant-landlord services for Pleasanton residents were funded through a combination of CDBG funds and City Lower Income Housing Funds at a ratio of approximately 10% / 90%. However, in FY 2012, these services were funded 100% (\$55,000) from local funds due to the severe limitation on CDBG funds used for public services.

Activities Undertaken: During the program period, housing counseling services were provided by ECHO Housing, a non-profit agency, by contract with the City of Pleasanton and the County of Alameda. Services include tenant-landlord mediation, fair housing services, rental assistance, affordable housing counseling, and a special program offering counseling to seniors regarding reverse mortgage programs. ECHO recently sponsored landlord training and informational workshops in Pleasanton in collaboration with the Rental Housing Owners Association of Southern Alameda County (RHO), providing information and training on basic elements of housing law (including issues related to discrimination) to landlords from various East Bay locations.

Performance Measure and Outcome: [Performance measures and outcomes for this priority are described in detail in the attached Table P-3.]

Geographic Distribution: Housing counseling services have been available to persons residing throughout the City of Pleasanton.

Leverage of Non-Federal Resources: As noted above, CDBG funds for housing counseling were formerly supplemented by local City funds (at a ratio of approximately 10/90) in order to provide a more complete scope and level of services to Pleasanton residents. However, with ongoing challenges with using federal funds for public services, the City has recently relied entirely on local funding to provide housing counseling services.

Matching Contributions: Matching contributions were not required for this activity. However, as noted above, the small amount of federal funding formerly used for this activity was recently supplanted 100% by local funds.

Priority #5: **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 supportive services.**

[see Part II - Actions Taken to Address the Needs of Homeless Persons and the Special Needs of Persons Who are not Homeless but Require Supportive Housing]

Priority #6: **Maintain and expand activities designed to prevent those currently housed from becoming homeless.**

[see Part II - Actions Taken to Address the Needs of Homeless Persons and the Special Needs of Persons Who are not Homeless but Require Supportive Housing]

Priority #7: **Build on inter-jurisdictional cooperation to achieve housing and homeless needs.**

[see Part II - Actions Taken to Address the Needs of Homeless Persons and the Special Needs of Persons Who are not Homeless but Require Supportive Housing]

Priority #8: **Increase the availability of service-enriched housing for persons with special needs.**

Housing Activity: Provision of housing for "special needs" populations, such as seniors, mentally ill, developmentally disabled, and physically disabled residents.

Resources Used: \$280,000 in federal HOME funds allocated to the City of Pleasanton for FY 2012 and prior years; approximately \$4.3 million in City Lower Income Housing Funds; City-owned land valued at approximately \$3.5 million.

Activities Undertaken: The City Council approved a budget of \$10,000 in FY 1995 to begin the process of developing an assisted living facility on City-owned land south of the existing Senior Center. By the end of FY 1996, the Council had approved a Disposition and Development Agreement (DDA) with a development team composed of BRIDGE Housing and Lytton Gardens, an affordable assisted living provider based in Palo Alto. A citizens task force was established to coordinate the project concept development. In April 2003, the City Council approved the long-term ground lease, financing plan, and development plan for the project (now known as the Parkview), which began construction in September 2005 and was completed in December 2006. Additional City resources (including \$2.5 million in predevelopment and permanent loans and land valued at \$3.5 million) were contributed toward this project. *[This activity was noted in prior year CAPER reports but is included again because the project was still in the process of implementation during FY 2012.]*

The City Council recently approved an annual allocation of \$50,000 in federal HOME funds as continued support of the housing scholarship program for low-income job trainees coming out of homelessness. This program is administered by Abode Services, a nonprofit housing organization. A separate HOME allocation of \$200,000 was made to REACH (formerly HOUSE, Inc.) to acquire housing for developmentally disabled adults.

The agency purchased its fifth group home in Pleasanton in FY 2010. The City continues to work with REACH on discussions regarding the acquisition of additional properties using a combination of federal and private resources.

The cities of Pleasanton, Livermore and Dublin recently combined resources to enable the acquisition and rehabilitation of one of the only homeless shelters in the Tri-Valley, the Family Crisis Shelter. The City of Pleasanton has contributed approximately \$250,000 to this project (now called “Sojourner House”) over the past decade through a Section 108 loan. The tenth annual payment on the loan was made in FY 2012.

Performance Measure and Outcome: [Performance measures and outcomes for this priority are described in detail in the attached Table P-3.]

Geographic Distribution: The Parkview assisted living facility is located on Sunol Boulevard at Valley Avenue. Housing scholarship participants will be located randomly throughout the City based on residence. The group home recently acquired by HOUSE, Inc., is located on Trenton Circle in Pleasanton (the locations of the agency’s next properties have not yet been determined). Sojourner House is located on Meadowlark Drive in Livermore.

Leverage of Non-Federal Resources: In the case of the Parkview assisted living facility project, the majority of funding is from non-federal sources.

Matching Contributions: *[not applicable]*

SECTION C: SUMMARY OF ACCOMPLISHMENTS

The City's accomplishments in terms of households and persons assisted are summarized in the attached "Exhibit B" tables and in Table P-2. Approximately 90% of the assisted households were considered to be "very low income" (0% to 50% of MFI), while 5% were "low income" (51% to 80% of MFI). While none of the City's housing programs during the program period were targeted to specific ethnic groups, the trends for assistance by ethnicity were generally reflective of the City's ethnic makeup. In addition, most of the households and persons assisted during FY 2012 were considered to meet National Affordable Housing Act Section 215 goals.

PART II: OTHER ACTIONS UNDERTAKEN

Assessment of Five-Year Goals and Objectives

The attached Table P-3 illustrates how activities undertaken during FY 2012 address pertinent Strategic Plan objectives and areas of high priority identified in the five-year Consolidated Plan for Pleasanton.

Actions Taken to Affirmatively Further Fair Housing

Fair housing choice is protected through state and federal law. All government actions and policies are formulated and implemented so that fair housing law is upheld. Impediments to fair housing choice are defined as any actions, omissions, or decisions taken because of race, color, sex, disability, familial status or national origin that restrict housing choices or the availability of housing choice; or any actions, omissions or decisions that have this effect. This definition applies to both the private and public sector.

A comprehensive update to the HOME Consortium's Analysis of Impediments to Fair Housing Choice (AI) was completed in January 2010. The actions taken by the City relative to the AI are addressed in the table below.

Actions	Current Year's Actions (FY12)	FY12 Accomplishments	FY10-14 Cumulative Accomplishments
Policy #1: Secure federal funding for community development activities.			
1.1: Complete a HUD-approved Consolidated Plan and Action Plan.	1.1: Complete a HUD-approved Consolidated Plan and Action Plan.	Consolidated Plan completed in May 2010; FY12 Action Plan completed	Con Plan completed; FY10, FY11, and FY12 Action Plans completed
1.2: Access, receive, and disburse federal entitlement grant funding.	1.2: Access, receive, and disburse federal entitlement grant funding.	On-going	On-going
1.3: Monitor implementation of the Consolidated Plan and Action Plan.	1.3: Monitor implementation of the Consolidated Plan and Action Plan.	CAPER reporting on FY12 activities completed	CAPER completed for FY12.
Policy #2: Support local fair housing activities and services.			
2.1: Conduct ongoing outreach and education regarding fair housing.	2.1: Conduct ongoing outreach and education regarding fair housing.	Contract with ECHO Housing to provide services.	Contract with ECHO Housing to provide services.
2.2: Respond to fair housing concerns and complaints in a timely fashion.	2.2: Respond to fair housing concerns and complaints in a timely fashion.	Agencies given a goal of responding to complaints within 24 hours.	Agencies met goals.
2.3: Consider or continue fair housing testing	2.3: Consider or continue fair housing testing.	ECHO has an on-going testing program	Testing is on-going.
Policy #3: Collaborate with lenders and financial education providers to support fair lending practices and access to credit.			

Actions	Current Year's Actions (FY12)	FY12 Accomplishments	FY10-14 Cumulative Accomplishments
3.1: Continue to support financial training and homebuyer assistance programs.	3.1: Continue to support financial training and homebuyer assistance programs.	City supports the Tri-Valley Housing Opportunity Center (TVHOC) which provides a variety of HUD-approved home buyer and financial training programs. In addition, the MCC Program has quarterly lender trainings and the NSP program requires homebuyers to participate in homebuyer counseling.	City supports the Tri-Valley Housing Opportunity Center (TVHOC) which provides a variety of HUD-approved home buyer and financial training programs. In addition, the MCC Program has quarterly lender trainings and the NSP program requires homebuyers to participate in homebuyer counseling.
3.2: Maintain a list of partner lenders.	3.2: Maintain a list of partner lenders.	MCC Program maintains a list of partner lenders. The TVHOC is also developing partnerships with lenders.	Lists maintained
Policy #4: Continue to support affordable housing production.			
4.1: Support local affordable housing developers.	4.1: Support local affordable housing developers.	Several local affordable housing developers received funds through the Consortium. The City involved EBHO and individual affordable housing developers in the implementation of Housing Element programs and policies in FY 2012.	Several local affordable housing developers received funds through the Consortium. The City involved EBHO and individual affordable housing developers in the implementation of Housing Element programs and policies in FY 2012.
4.2: Facilitate access to below market-rate units.	4.2: Facilitate access to below market-rate units.	EveryOne Home piloted tenant screening standards to encourage access to housing for homeless and formerly homeless and special needs households. The City maintains a variety of media to provide public information regarding BMR rental housing.	EveryOne Home piloted tenant screening standards to encourage access to housing for homeless and formerly homeless and special needs households. The City maintains a variety of media to provide public information regarding BMR rental housing.
4.3: Mitigate constraints on production.	4.3: Mitigate constraints on production.	The City worked on updating its Housing Element in 2011 and 2012 to reduce constraints and rezoned 70 acres of land throughout Pleasanton for future high density residential development.	On-going
Policy#5: Ensure consistency between local zoning ordinances and fair housing choice.			
5.1: Allow for reasonable accommodation.	5.1: Allow for reasonable accommodation.	Policy is included in all City programs and passed through to developers.	On-going
5.2: Establish zoning that treats emergency shelters, supportive housing, and transitional housing consistently with fair housing and State laws.	5.2: Establish zoning that treats emergency shelters, supportive housing, and transitional housing consistently with fair housing and State laws.	The City has incorporated new provisions in its updated Housing Element and will amend its Zoning Ordinance needed in accordance with fair housing and State law.	On-going

Actions	Current Year's Actions (FY12)	FY12 Accomplishments	FY10-14 Cumulative Accomplishments
5.3: Maintain a definition of family consistent with fair housing law.	5.3: Maintain a definition of family consistent with fair housing law.	Definition is consistent.	On-going
5.4: Establish zoning that treats community care facilities consistently.	5.4: Establish zoning that treats community care facilities consistently.	The City will review its Zoning Ordinance and amend as needed in accordance with fair housing and State law.	On-going
5.5 Establish zoning that treats secondary units consistently with fair housing and State laws.	5.5 Establish zoning that treats secondary units consistently with fair housing and State laws.	The City will review its Zoning Ordinance and amend as needed in accordance with fair housing and State law.	On-going
Policy #6: Maintain and implement an updated Housing Element.			
6.1: Strive for State-certified Housing Element.	6.1: Strive for State-certified Housing Element.	The City submitted its updated Housing Element to State HCD in August 2011 and received certification in 2012.	The City submitted its updated Housing Element to State HCD in August 2011 and received certification in 2012.
6.2: Implement Housing Element programs.	6.2: Implement Housing Element programs.	The City is implementing its Housing Element programs, and will report on its progress annually.	On-Going
Policy #7: Work with local housing authorities to ensure fair housing laws are consistently applied in outreach and program implementation.			
7.1: Assist local housing authorities with outreach	7.1: Assist local housing authorities with outreach	Assistance provided as requested	On-going
Policy #8: Coordinate with local transit agencies to support links between residential and employment centers.			
8.1: Plan for and encourage transit-oriented development.	8.1: Plan for and encourage transit-oriented development.	The City recently approved four new developments on transit-oriented sites in north Pleasanton with an average of 15% of the units affordable to low and very low income households.	The City recently approved four new developments on transit-oriented sites in north Pleasanton with an average of 15% of the units affordable to low and very low income households.
8.2: Facilitate safe and efficient transit routes.	8.2: Facilitate safe and efficient transit routes.	No activity this year.	On-going

The City continues to contract with ECHO Housing to provide fair housing and housing counseling services to residents of Pleasanton. ECHO also provides service to adjacent communities. In addition to responding to specific instances of housing discrimination, ECHO conducts periodic testing each year throughout its service area to ascertain possible fair housing issues (as mentioned previously). In FY 2012, the City continued to provide ECHO staff with public information on affordable housing opportunities in Pleasanton for distribution to ECHO's clientele, with the objective of increasing awareness of housing opportunities for persons who may be in need. Staff also worked directly with ECHO on several specific cases involving Pleasanton residents who were at risk of displacement from existing below-market housing. ECHO also provides periodic Homebuyer Education Learning Program (HELP) workshops in Pleasanton using space provided by the City at the Pleasanton Senior Center. These two-session

workshops, held on consecutive Saturdays, have been well attended and help to prepare prospective buyers for programs such as the below-market cost homes offered by the City.

Actions Taken to Address the Needs of Homeless Persons and the Special Needs of Persons Who are not Homeless but Require Supportive Housing

EveryOne Home is a community-based organization formed to coordinate the implementation of the EveryOne Home Plan (formerly known as the Alameda County Homeless and Special Needs Housing Plan). The EveryOne Home Plan is a comprehensive blueprint to end homelessness, including chronic homelessness, by the year 2020, and address the housing needs of extremely low income persons living with serious mental illness and or HIV/AIDS. The Plan employs five core strategies:

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

EveryOne Home is a partnership of County agencies, cities, nonprofits, consumers, and housing advocates. The 27-member Leadership Board determines the annual implementation strategy for the EveryOne Home Plan and ensures the inter-agency and inter-jurisdictional collaboration that has been the hallmark of Alameda County's work on confronting homelessness. Members represent the Plan's original sponsoring agencies, jurisdictions of the HOME Consortium, the cities of Berkeley and Oakland, housing developers, service providers, faith and business leaders, advocates and consumers. EveryOne Home has seven active committees with a total membership of over 100 people representing dozens of government and non-profit agencies. EveryOne Home receives administrative funding through Alameda County's General Fund as well as contributions from Alameda County's jurisdictions, individuals and foundations.

The Plan has been adopted by the County and all fourteen cities in the County. In addition, 65 community-based organizations have also endorsed the EveryOne Home Plan and are participating in implementation strategies along with the cities and County government.

County-wide activities during this fiscal year included:

- 1. Performance Management:** EveryOne Home, in conjunction with the County Housing and Community Development Department's county-wide Homeless Management and Information System, released the third annual outcomes report. Entitled "Measuring Progress-Achieving Outcomes: 2012 Progress Report on ending Homelessness in Alameda County, CA," it measures the performance of individual homeless service providers and the system as a whole on an agreed upon set of outcomes related to obtaining or maintaining permanent housing and incomes. The report covers performance on these outcomes for calendar year 2012 and compares them to both 2011 performance and the established benchmarks for each outcome. The report showed that exits to permanent housing showed a slight decrease system-wide from a rate of 43% in 2011 to 38% in 2012. Despite this decline the system is still 10 percentage points higher than in 2009. 2012 had many points to celebrate including; an increased number of transitional housing programs meeting their benchmark for rate of exits to permanent housing, and all sectors improving the rate at which people who entered services with no income exited with some. The full report is available for downloading at <http://www.everyonehome.org/measuring-success.html>.
- 2. Technical Assistance for Providers:** EveryOne Home has not only worked to create outcomes and reporting on them but also to create a forum for organizations to receive technical assistance. The EveryOne Housed Academy offered service providers throughout Alameda County an opportunity to participate in a two-day technical assistance retreat to learn more about best practices including Housing First, Harm Reduction, Trauma-Informed Services, and Strengths-Based Support, and translate those best practices into the operations and policies of their programs. The Academy's intent was to provide new strategies and tools for moving people from homelessness to permanent housing as efficiently and effectively as possible. The content of the Academy was developed in early 2012 by a Design Team consisting of service providers, a funder, a consumer, and EveryOne Home staff. Two EveryOne Housed Academies have been held, the first in June 2012 and the second in March 2013. Eleven agencies have completed the Academy with a direct impact reflected in the 2012 Measuring Success-Achieving Outcomes Report. The Academy has helped emergency shelters, drop-in centers, and transitional housing programs improve their exits to permanent housing. One provider saw its permanent housing rates nearly double from both its men's and women's shelters. EveryOne Home was asked to present the EveryOne Housed Academy concept and implementation at the 2012 National Alliance to End Homelessness conference and has also received many inquiries from other counties with regard to conducting an Academy in their community.
- 3. Conducting the 2013 Sheltered and Unsheltered Homeless Person's Count:** On January 29, 2013, the federally mandated Point-In-Time Count was conducted in Alameda County. EveryOne Home coordinated a majority of the complex tasks associated with the count including; updating the master list of potential sites to be

selected; securing participation from 32 selected sites; recruitment, training, and placement of 200 volunteers; securing and purchasing of respondent thank you gifts; and the organization of fieldwork logistics. EveryOne Home contracted with Focus Strategies for the technical support on the statistic and research portion of the Count. EveryOne ensured the accurate submission of required data to HUD by the April 30, 2013 deadline. Overall, on the night of the 2013 Count, 4,264 people were homeless, a non-statistically significant change from the 4,178 persons counted in 2011. This number, as well as the full data set, will need to be considered in the context of a prolonged recession, increased poverty in Alameda County, an increase in the overall County population, and trends over a ten year time period. The report will include 2011 comparisons as well as 2003 to 2013 comparisons and is scheduled for public release by September 30, 2013.

- 4. Facilitating the Continuum of Care HUD NOFA submission:** EveryOne Home worked in partnership with HCD to submit the proposal to HUD for \$25 million in homeless assistance funding. This year HUD required local communities to rate and rank every project in the funding package. EveryOne Home developed and facilitated the local review and ranking process for both renewal and new projects. It was also responsible for substantial portions of the Continuum of Care exhibit on which the proposal package is scored. HCD staff facilitated the on-line submissions of each project and addressed all data related questions in the CoC exhibit. All of Alameda County's renewal projects and one new project using reallocated funds were funded. The bonus project and planning grant were not funded.
- 5. Homeless Prevention and Rapid Rehousing:** EveryOne Home continued to coordinate the implementation of the Priority Home Partnership. The three year funding from the American Recovery and Reinvestment Act (ARRA) allowed agencies throughout the County to assist 6,348 persons; 4,279 retained their permanent housing and 1,226 homeless persons obtained permanent housing. Priority Home Partnership achieved a 96% permanent housing exit rate for prevention households and an 86% success rate for homeless households. While funding through the ARRA has ended, EveryOne Home has worked with its jurisdictional partners to maintain funding for rapid rehousing and prevention activities through other sources. Alameda County has three direct Emergency Solutions Grant grantees and a number from the State. EveryOne Home and the local grantees have prioritized using ESG funds for rapid rehousing. Other local sources for these activities include collaborations with Social Services Agency and the Probations Department for two programs; Post Release Community Supervision (PRCS) and the Family Reunification housing Pilot (FRHP). As of July 31st 2013, PRCS enrolled 127 adults and 16 children with 27 being housed. Thirty persons are in pre-placement or housing search. As of February 28th 2013, FRHP enrolled 82 families, 27 of which have received rental assistance. Both programs have been extended for another 12 months.
- 6. AC Impact:** EveryOne Home coordinated an application to HUD to provide 50 permanent housing vouchers with services to chronically homeless individuals in

four Alameda County cities with high profile contact with local law enforcement. This partnership with street outreach programs and law enforcement agencies in Fremont, Hayward, Livermore and Oakland will ensure that 50 of our most problematic and expensive homeless individuals get off the streets and into housing and services, making a significant impact on homelessness in these four communities. The application was funded in March of 2012, and EveryOne Home continued to provide technical and coordination through the local planning process and contracting. An AC Impact program kick off meeting was held on August 16th 2013. Program enrollment will begin August 20, 2013.

- 7. Expanding Housing Opportunities and Access:** The Jurisdictional Committee, chaired by the County Housing and Community Development Department, on which all cities are members, has focused on getting an accurate count of housing units available to EveryOne Home target populations produced since 2005. Units prior to 2005 were included in the Plan's needs assessment. Units that are affordable, accessible and permanent for these populations have been defined and identified in each jurisdiction's affordable housing stock. The inventory has been further identified as completed, under construction or in pre-development. As of October 2011 our jurisdictional and housing development partners have created 2,629 EveryOne Home Housing Opportunities with 756 currently in the pipeline. EveryOne Home staff and the committee are working diligently to update the reported numbers and look forward to sharing the information in the next few months.

Actions to Address Obstacles to Meeting Underserved Needs, Foster and Maintain Affordable Housing, and Eliminate Barriers to Affordable Housing

The City's Housing Commission (HC) continued to address affordable housing issues during FY 2012. The HC was formed in 1996 and has since taken on a strong role as an affordable housing advocate, reviewing and formulating recommendations concerning City policies for affordable housing projects, a budget for use of the City's Housing Fund, requests for City fee waivers, the development of incentives for affordable housing developers, inclusionary zoning policies, rent increases relative to Section 8 assistance, and other issues. In addition, the Commission established a subcommittee (the "Kottinger Place Redevelopment Task Force") to coordinate the redevelopment of two aging senior housing facilities. The task force has continued to meet every several months and met jointly with the Pleasanton City Council in 2012 to present a report and proposal for project implementation. The HC was also responsible for coordinating a similar task force that was established to bring forward the assisted living facility project on City-owned land near the Pleasanton Senior Center (discussed earlier). The HC sponsored a forum on affordable housing several years ago. The forum, which was intended to provide information on affordable housing issues to the greater community, was well attended and is planned to be repeated periodically.

As described earlier, the City recently completed an update to its Housing Element which was submitted to and subsequently certified by the State. The update includes revised policies that

will guide City programs for affordability, preservation, discrimination, and other housing-related concerns consistent with state and federal requirements concerning housing affordability. The updated Housing Element incorporates the new regional housing needs determination "fair share" targets that were recently established by the Association of Bay Area Governments (ABAG). Most significantly, the Housing Element identified approximately 70 acres of land for new high density residential development which will create new opportunities for the development of new affordable rental housing in coming years. The 70 acres is spread over approximately 20 individual sites of varying sizes that are located throughout Pleasanton. The City Council approved rezonings for all of the affected properties in FY 2012. The City's General Plan recently underwent a comprehensive update which was approved by the City Council in 2009.

The City of Pleasanton adopted an Inclusionary Zoning Ordinance (IZO) in 2000. The main impact of the IZO was to consolidate and formalize requirements that were already in place. The positive impacts of the IZO on the production of below-market rate housing were felt during the past several years through several new projects in which set-asides of affordable units were approved or proposed (e.g., Birch Terrace, Windstar/BART apartments, Ponderosa/Lehman, Stoneridge Apartments condo conversion). The effectiveness of the IZO has been hindered somewhat by a downturn in economic conditions during the past several years, and the City continues to analyze changing attitudes toward inclusionary policies at the State level and in response to recent litigation (e.g., Palmer, Costa-Hawkins). The City initiated a review of the IZO in FY 2012 as called for in the programs of the new Housing Element.

In conjunction with adoption of the IZO, the City Council recently approved increases to the structure of in-lieu affordable housing impact fees that have been in place since 1978 for residential projects (and since 1990 for commercial projects). The new fee amounts are considered to be more compatible with the provisions in the IZO in that they will help to encourage the provision of affordable housing units as part of new developments, as opposed to payment of the impact fee. An updated nexus study for the Lower Income Housing Fee was initiated in FY 2012. This is expected to result in a new fee structure in late 2013 in conjunction with review of the IZO.

Actions Taken to Overcome Gaps in Institutional Structure and Enhance Coordination

The City's Housing Specialist, hired prior to FY 1995, is responsible for coordinating a variety of housing-related efforts which have heretofore been distributed among various City departments and contract agencies. A part-time intern assistant to the Housing Specialist was hired in 2002 and has helped to improve efficiency and service delivery. As described earlier, the City established a Housing Commission in 1996. This commission has taken on a strong role as an affordable housing advocate. The Housing Commission has established several project-specific task forces (e.g., the Assisted Living Facility Subcommittee, the Kottinger Place Redevelopment Task Force, City Council / Commission Grant Process Working Group, etc.) to work on specific affordable housing projects and activities. In FY 2012, the City reviewed options for merging the Housing Commission with the existing Human Services Commission in order to further

enhance the City's capacity to review projects and activities in which housing and services are frequently integrated. However, after conducting significant analysis and public outreach, the City Council ultimately decided to maintain the current two-commission structure.

In FY 2012, the City completed the third full year of implementation of the City's community grant allocation program that consolidated funds from multiple sources (e.g., CDBG, HOME, City Lower Income Housing Fund, and General Fund dollars for human services) into a single allocation process called the Housing and Human Services Grant (HHSG) program. The HHSG program was introduced in December 2009 and has increased the aggregate amount of funding available agencies as well as the efficiency in allocating and utilizing the funds. The application process was converted to an online system (ZoomGrants) for the FY 2010 funding cycle, and all reporting and invoicing is not being conducted electronically. Such enhancements to the local institutional structure continue to improve the City's ability to coordinate and deliver housing and human services.

The City's Human Services Commission continues to meet monthly to coordinate the delivery of services to lower income residents and special needs groups in the subregion in cooperation with "Interact," a body comprised of representatives of each of the social service agencies in the Tri-Valley area. Approximately twice yearly, the Commission has held a special, joint meeting with the City of Livermore Human Services Commission to coordinate the delivery of services in the greater Tri-Valley area. The Human Services Commission produced a new "Pocket Guide to Human Services" in the Tri-Valley several years ago in collaboration with staff from the cities of Livermore and Dublin. This regional resource underwent a significant update in early 2013 and was recently posted on city web sites where it can be maintained up-to-date and is easily accessible for individuals seeking public services in the Tri-Valley area. The cities of Pleasanton, Livermore, and Dublin collaborated in FY 2012 to complete a comprehensive update to the 2003 Tri-Valley Human Services Needs Assessment. Representatives from the City's Housing Commission and Human Services Commission met jointly in September 2009 with representatives from the Livermore Human Services Commission to develop joint goals, policies, and programs for the Consolidated Plan update for fiscal years 2010-14.

The City of Pleasanton has continued to take a lead role in the activities of the Tri-Valley Affordable Housing Committee (TVAHC), which is made up of representatives from the jurisdictions in the Tri-Valley area (Pleasanton, Livermore, Dublin, San Ramon, Danville, and the counties of Alameda and Contra Costa). Pleasanton provided staffing to the committee and hosted meetings during the 2012-13 fiscal year. In the 1990's, the TVAHC coordinated support for State legislation to allow "credit" for cooperative, regional efforts to construct new affordable housing. The TVAHC sponsored a regional forum on "Workforce Affordable Housing" in 2002. The forum involved the participation of legislative representatives from the state and federal levels (Congresswoman Ellen Tauscher and Senator Tom Torlakson were keynote speakers) as well as key local affordable housing resource persons. Most recently, the TVAHC collaborated to establish the Tri-Valley Housing Opportunity Center (TVHOC), a clearinghouse for regional housing resources that opened in Livermore in 2005. The start-up of the center is funded with an appropriation of approximately \$220,000 from the federal government supplemented by initial

allocations of approximately \$50,000 each from the five participating jurisdictions and initial commitments from “partners” (e.g., lenders, title companies, and other key players in the affordable housing industry). The City continues to participate on various subcommittees and collaborates with the TVHOC board on efforts related to specific programs and general agency capacity and development. The Tri-Valley cities hosted a grand opening event for the TVHOC’s new facility in downtown Livermore in 2011 and sponsored a forum on housing resources for local employers in summer 2012 in conjunction with Affordable Housing Week. The forum focused on general housing resources for Tri-Valley employees as well as foreclosure counseling resources available to homeowners at risk of default or dealing with foreclosure issues.

Pleasanton has cooperated in many instances with the cities of Livermore and Dublin to fund projects and services which are of benefit to the Tri-Valley area, assisting agencies which are located outside of Pleasanton but provide important services to Pleasanton residents. Examples of such support include:

Arroyo Vista (Dublin)	Public Housing (rental) for very low income families
Kaleidoscope Activity Center (Dublin)	Educational program for children with developmental disabilities
Arroyo Commons (Livermore)	Rental housing for adults with developmental disabilities
Las Posadas (Livermore)	Rental housing for very low income families
Livermore Transitional Housing (Livermore)	Transitional housing facility for families emerging from homelessness
Tri-Valley Haven for Women (Livermore)	Shelter for women and children victims of domestic violence
Tri-Valley Housing Opportunity Center (regional, but based in Livermore)	Clearing house for regional housing programs and resources, including City and lender programs, and free home buyer and credit counseling education; services to be expanded as the center grows
Alameda County Linkages Program (Alameda County)	Temporary rent subsidies for dually-diagnosed persons emerging from homelessness
Housing Alliance Project (Castro Valley)	Rental housing for very low income persons with special needs
Fremont Oak Gardens (Fremont)	Below market rental housing for deaf senior citizens
Carmen Ave. Apartments (Livermore)	Rental housing for adults with disabilities and for victims of domestic violence

As noted earlier, the cities of Pleasanton, Livermore, and Dublin recently collaborated to produce the new “Pocket Guide to Human Services” in the Tri-Valley. The cities also collaborated on outreach strategies to maximize participation in the recent 2010 U.S. Census.

During FY 2012, in spite of increasing land costs and community pressures to curtail additional development, the City continued to work with private developers to encourage the construction of affordable housing in Pleasanton. The Archstone apartment project, Nolan Farm first-time home buyer program, the “Gardens at Ironwood” senior apartments, Bernal property affordable duet homes and apartments, the Birch Terrace townhomes, the Windstar/BART apartments, and

the new apartment projects on recently zoned high density residential sites are examples of these efforts. These activities are expected to yield a significant number of new housing units that will be affordable to low and moderate income households and families in Pleasanton.

The City continues to use the regular meetings of the Human Services Commission and the Housing Commission as a conduit for public participation in matters concerning affordable housing, community development, and human services. In FY 2012, all agenda and packet materials were made available on the City's web site. The City also implemented a new utility for electronic agenda notification sign-up on the web site. The City's Housing Specialist attends the monthly resident meetings at the City's two senior housing developments, Ridge View Commons and Kottinger Place (a HUD Public Housing development), serving as a liaison with the Housing Commission regarding resident concerns. In addition, the City is represented a regular meetings of other local and regional decision-making and information sharing bodies.

As noted earlier, staff from the cities of Pleasanton and Livermore, along with the Housing and Human Services Commissions of both jurisdictions, collaborated on the most recent Consolidated Planning process (FY 2010-14) in two joint meetings in September 2009. A subcommittee consisting of representatives from each City's commissions met three times to review the current Consolidated Plan and determine draft goals for the next five-year plan. Upon completion, the subcommittee agreed on a set of general principles and specific joint goals that were felt to be relevant to both communities.

Using these principles and joint goals as a starting point, the cities worked on the development of initial performance measures for the Consolidated Plan. [These performance measures are carried through in the FY 2012 CAPER.] The joint Consolidated Plan review process involved significant outreach to the range of community groups and nonprofit agencies involved in housing and human services for low-income residents. Advertisements were placed in local newspapers, on the City's Internet web site, and in places with high public exposure (e.g., the Pleasanton Library and similar public facilities).

Actions Taken to Improve Public Housing and Resident Initiatives

Kottinger Place, a 50-unit apartment complex for seniors built in the 1970's, is the only Public Housing development located in Pleasanton. Over the past ten years, the City has committed over \$150,000 in CDBG and City Housing Funds to implement significant exterior rehabilitation projects, including parking and pavement repairs and landscape rehabilitation improvements (for energy efficiency and maintenance cost reduction). The level of City investment was reduced in recent years with continued Capital Grant funding (approximately \$45,000 per year) from HUD as well as HUD's introduction of the Operating Subsidy (of which Kottinger Place receives approximately \$100,000 per year).

As forecast in the FY 2010-14 Consolidated Plan, no significant resident initiatives were experienced at Kottinger Place or at any other affordable housing developments in the City. However, the City participated actively in the process of developing and submitting the required Housing Authority Five-Year Agency Plan and Annual Action Plan to HUD.

Actions Taken to Evaluate and Reduce Lead-Based Paint Hazards

No specific housing rehabilitation programs were implemented during the program period to reduce lead-based paint hazards inasmuch as the City's housing stock is generally young and in good condition. Mitigations continue to be implemented on an as-needed basis in conjunction with the City's housing rehabilitation program (funded through the CDBG program and administered by Alameda County HCD). The City is not currently a party to the joint powers agreement which established Alameda County's existing lead abatement program. However, the City participated informally with the County's Lead Poisoning Prevention Program and with the City of Livermore to produce a new brochure publicizing concerns regarding lead-based paint for distribution in the respective cities. These brochures were provided to the Pleasanton Unified School District, Resources for Family Development, C.A.P.E./Head Start, and several other agencies for distribution to clients with young children. The City will consider conducting targeted mailings to existing homes built before 1978 as deemed necessary.

Actions Taken to Ensure Compliance with Program and Comprehensive Planning Requirements

The City continues to implement procedures targeted at ensuring compliance with program requirements on an on-going basis. Since becoming an entitlement city in FY 1994, staff has refined procedures for monitoring subrecipients, tracking fixed assets, ensuring compliance with wage requirements, and other provisions. The City was recognized in 1997 as a HUD "Best Practice" performer for administration of federal grant programs in the area of subrecipient monitoring. As a result of this experience, City staff has acquired additional ideas from other jurisdictions which are planned for implementation in the near future to further improve program compliance. For example, several years ago, staff from the cities of Pleasanton and Livermore began to collaborate in annual monitoring visits with subrecipients that are funded by both cities. This relationship was expanded in 2012 to include the City of Dublin (a non-entitlement Urban

County jurisdiction). Several years ago, Pleasanton staff made a presentation on strategies for working with subrecipients at a HUD conference on “CDBG Timeliness” held in San Francisco.

In the area of Consolidated Planning, the City continues to participate to the fullest extent possible in the implementation of the Integrated Disbursement and Information System (IDIS) and eagerly embraced the introduction of the new “IDIS Online” system in 2009. To the extent possible (given limited staff), City staff attends HUD-sponsored trainings and participates in webinars. In addition, a high level of institutional cooperation and collaboration exists among the City departments which are involved in the administration of HUD programs (e.g., Administration, Housing, Finance, etc.).

The City continues to emphasize economic development activities when practical and feasible. Several small loan programs are currently offered to local businesses, including a design assistance loan program for small Downtown business, and a restaurant sewer loan program. In addition, the City created a new Economic Vitality Manager position in 1995. This individual has focused her efforts on attracting new employers and improving relations with existing employers with the overall goal of optimizing the environment for business (and hence employees) in Pleasanton. The marketing efforts for existing and future home loan programs sponsored by the City are targeted to employees of local businesses (as exemplified in the regional housing forum that was sponsored by Tri-Valley cities in mid-2012). A new position of Public Information Officer was added to the Economic Development Division in 2007.

Actions Taken to Reduce the Number of Persons Living Below the Poverty Level

The aforementioned Tri-Valley Housing Scholarship Program provided a meaningful tool to assist persons who are homeless or at risk of homelessness to rise above poverty. Emergency assistance provided through the Linkages program and also through local support of emergency services such as the Open Heart Kitchen has helped to address the roots of poverty. No additional specific anti-poverty programs or strategies were initiated locally during the program period inasmuch as Pleasanton has a low poverty level relative to other areas of Alameda County. However, through its involvement with the Tri-Valley Housing Opportunity Center, the City augmented programs targeted at assisting households at risk of or undergoing foreclosure due to the current mortgage crisis. City staff participated on the Alameda County Continuum of Care Working Group to develop a county-wide network of policies and programs to address homelessness. This effort is anticipated to improve the delivery of homeless services in the Tri-Valley area. The availability of data from the decennial census for the year 2010 has provided an updated profile of the income levels of Pleasanton residents.

The cities of Pleasanton and Livermore recently collaborated on a Tri-Valley assessment of human services needs which underwent a comprehensive update in 2011 using detailed survey and analytical methods and new data from the 2010 Census. The cities also recently produced a “pocket guide” to area human services which provides important information for consumers. The pocket guide underwent a significant update in FY 2012.

The cities of Dublin, Livermore, and Pleasanton collaborated with Housing and Economic Rights Advocates (HERA) and the Tri-Valley Housing Opportunity Center (TVHOC) to hold several foreclosure assistance workshops for Tri-Valley homeowners since 2010. All events were well attended. Many attendees were able to receive one-on-one counseling with a certified counselor during the course of the workshop while others were able to schedule follow-up appointments. The events were deemed a success, and plans were made to schedule future events as deemed necessary. The City of Pleasanton also conducted a mailout to condominium homeowners associations to advertise the services of the Tri-Valley Housing Opportunity Center to condo owners facing default or foreclosure.

In 2009, Pleasanton worked with the cities of Livermore and Dublin and the County of Alameda on a collaborative Tri-Valley application for Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds. The State Department of Housing and Community Development (HCD) received a formula allocation of HPRP funds from the federal government and made the funds available to eligible jurisdictions through a competitive application process. The Tri-Valley HPRP application was submitted to HCD in August 2009. Funding in the amount of \$900,000 was awarded in late 2009. Based on the guidelines established by HCD, the collaborative Tri-Valley HPRP application involves three “partners” to carry out the three program components required in the HPRP application guidelines:

1. Overall administration of the program is provided by the City of Livermore Horizons Program which serves as the East County regional “hub”;
2. Homelessness prevention services (e.g., emergency shelter, case management, referral, etc.) are coordinated by ECHO Housing; and
3. Rapid re-housing services are provided by Abode Services (formerly Tri-City Homeless Coalition) based on a model similar to the existing Tri-Valley Housing Scholarship Program (TVHSP).

The East County hub (called the “Tri-Valley Housing Resource Center” or HRC) functioned with a high level of success since its implementation in early 2010. The HPRP process fostered new collaboration among governmental and nonprofit agencies to bring new services and resources to the Tri-Valley to assist persons who are homeless or at risk of becoming homeless. Unfortunately, the hub was effectively shut down near the beginning of FY 2012 when HPRP funds were exhausted. Efforts are currently underway regionally to study other sources of funding that could potentially reactivate the HPRP program (or something of a similar design and purpose).

Actions to Overcome or Eliminate the Effects of Impediments to Fair Housing Choice

The City of Pleasanton is an active member of the Alameda County HOME Consortium. In 2010, the Consortium completed an updated Analysis of Impediments to Fair Housing as part of its fair housing planning program. The document was completed with input from each participating jurisdiction in the Consortium. A Consortium-level approach was felt to be appropriate for this type of analysis because the constraints to fair housing choice, as well as the opportunities to address these constraints, are common to the jurisdictions in our sub-region. The HOME Consortium Analysis of Impediments includes demographic information for each jurisdiction, an evaluation of each jurisdiction's fair housing status, a description of public and private impediments to fair housing choice, and an assessment of current public and private fair housing programs.

As described earlier, the City provides fair housing and housing counseling services to area residents through a contract with ECHO Housing. The City's funding of this service is high on a per-capita basis relative to other communities, and the majority of this service is paid for with local rather than HUD funds.

ECHO's services include investigation of housing discrimination complaints as well as educational seminars for housing managers, owners, realtors, and tenants. In the past year, ECHO handled more than 100 tenant-landlord cases. ECHO also conducts annual audits of local property owners to verify compliance with fair housing laws such as racial discrimination, familial status, and accessibility for the disabled. These audits help to identify where impediments to fair housing occur so that local staff can work with ECHO to them. The City began a collaborative effort with ECHO several years ago to provide printed information on below-market housing opportunities in Pleasanton to ECHO clients in an effort to promote access to housing by lower-income persons. As described earlier, ECHO is also conducting a series of home buyer education workshops using space provided by the City at no cost.

In addition to the general services provide through the City's contract with ECHO Housing, the City of Pleasanton has been active in the following areas:

- The City has supported a variety of grass-roots efforts over the past decade that have resulted in the construction of new, affordable housing for a wide spectrum of housing needs in our community (family rental, senior, first-time home buyer, disabled, and other special needs). The majority of these efforts have involved local funds.
- The City has provided annual sponsorship of the East Bay Housing Organization (EBHO). EBHO's efforts focus on a public education campaign to address local opposition to and misconceptions about affordable housing. The City has collaborated with EBHO and with other local jurisdictions to conduct public tours of local affordable housing projects and forums focused on specific housing issues, usually in conjunction with the annual "Affordable Housing Week" events.

- The City has collaborated extensively with our neighbor cities, Livermore and Dublin, over the past decade on housing programs and issues of shared concern. The City contributed HOME funds to purchase a transitional housing facility that serves Tri-Valley residents and has also provided CDBG funding for the Tri-Valley Haven, a shelter for domestic violence victims. Similarly, Livermore has provided funding for Axis Community Health which runs the only community clinic in the Tri-Valley and is located in downtown Pleasanton. The two cities also partnered to provide a housing scholarship program targeted at households that are homeless or at risk of homelessness and are enrolled in career-oriented educational programs (see below). Most recently, the cities of Pleasanton, Livermore and Dublin combined resources to enable the acquisition and rehabilitation of Sojourner House, one of the only homeless shelters in the Tri-Valley. The City of Pleasanton is contributing approximately \$250,000 to this project over ten years through a Section 108 loan. As noted earlier, the three Tri-Valley cities successfully collaborated on a joint application for Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds to implement the Tri-Valley HRC that is part of a multi-hub countywide homelessness prevention and re-housing plan related to federal stimulus funding.
- The City supports an extensive Housing Rehabilitation Program through a contract with Neighborhood Solutions. The contract ensures outreach to minority and women contractors as well as local business enterprises. Neighborhood Solutions administers the program for the City and maintains lists of active minority and women owned businesses.
- The City also offers rehabilitation grants and loans through the Housing Rehabilitation Program to assist landlords in removing accessibility barriers to expand rental opportunities for persons with physical disabilities. In addition, the City has used local, State, and HOME funds to construct and or acquire and rehabilitate housing units for rental by persons with physical, mental, and developmental disabilities.
- Pleasanton is an active participant in the Tri-Valley Housing Scholarship Program. This program, which also involves collaboration with the City of Livermore, offers tenant-based rental assistance to households who are homeless or at risk of being homeless. Subsidies are provided while the head of household is undergoing job training and are gradually phased out after employment is secured. The program recently just completed its 11th year of operation. Of the households served during FY 2012, 80% were Caucasian and 20% were “Other” (and identified themselves as being of Hispanic ethnicity).

HOME’s Minority-Owned/Women-Owned Businesses

This information is provided at the Consortium level in the FY 2012 CAPER. Pleasanton’s level of activity is small with regard to activities funded by federal grants that involve employment of contractors and other businesses. The City now receives approximately \$75,000 annually in HOME funds and \$250,000 in CDBG funds (including funds for administration); therefore, there is generally not a high level of construction activity. In addition to the MBE/WBE data on

HOME-funded projects provided to Alameda County (and included in the data reported in the CAPER for the entire Consortium), the City provides data quarterly to HUD's Labor office on MBE and WBE activity for projects funded through CDBG, although these statistics are again small. When there is a project involving a construction contract, the City uses a contractor list that is developed and maintained jointly with the City of Livermore. The use of this list ensures consistency and a proper level of outreach to minority-owned and women-owned business enterprises in our area.

Racial and Ethnic Status of Persons Assisted

As with MBE and WBE information, data on the racial and ethnic status of persons assisted through HOME-funded activities is provided at the Consortium level in the FY 2012 CAPER. In addition, the attached Table P-2 provides very detailed data on the racial and ethnic status of persons assisted through the City's CDBG program. These data are required by the City to be collected and maintained by subrecipients as a condition of CDBG funding. The data in Table P-2 are representative of the demographics of our subregion.

Affordable Housing

Table P-3 includes specific figures on the number of affordable housing units produced in FY 2012 in relation to the proposed goals. As noted earlier, most of the households and persons assisted through the provision of new affordable housing during FY 2012 were considered to meet National Affordable Housing Act Section 215 goals.

Leveraging Resources

As evidenced in the preceding project descriptions in Section B, the City has been successful in leveraging private funds through creative allocation of federal, state, and local funds.

Citizen Comments

The FY 2012 CAPER was reviewed at a public hearing on August 21, 2013, before the City of Pleasanton's Human Services Commission. The Commission heard brief presentations from each of the subrecipient agencies which received funding during FY 2012 and entertained comments from interested members of the public.

In the past, subrecipient agencies have generally commented that the CDBG funds which they received enabled projects to be implemented and services to be provided which otherwise could not have been accomplished. In the past, agencies have expressed frustration with the difficulty in making progress on capital and construction projects due to the current economy and the impact of the prevailing wage requirement relative to the local construction market (i.e., contractors often choose not to bid on small jobs that involve the use of federal funds due to increased project costs and higher administrative burden). However, the recent weak construction economy has reversed this trend in some cases. The more common concern in

FY 2012 has been the impact of significant rent increases which is making it difficult for low-income households, particularly those who rely on Section 8 rental assistance. For example, this was a challenge to clients of the Tri-Valley Housing Scholarship Program in FY 2012 and continues to pose a challenge to program implementation. In general, the lack of affordable housing is perceived as an issue that is intermingled with many other human service needs. Agencies also stressed the importance of case management as a key component promoting the success of service delivery. It was also observed that the trend toward decreased funding has had a side benefit of encouraging greater collaboration among agencies to increase efficiency and reduce duplication of efforts.

The Human Services Commission expressed continued concern with regard to the 15% limitation on funds that can be allocated to public services. The Commission continues to investigate opportunities for leveraging additional local funds to supplement the limited CDBG service dollars. Recent efforts in this regard resulted in the implementation of the new Housing and Human Services Grant (HHSG) program described earlier which consolidates funding from several sources (federal and local) into a larger pool to provide more efficient targeting and higher levels of funding.

PART III: EVALUATION OF ANNUAL PERFORMANCE

Self-Evaluation

Based on the information included in this report, the City of Pleasanton has generally met or exceeded the housing goals established in the FY 2010-14 Consolidated Plan in most areas for the program period addressed in this report. Consequently, the City is on target with regard to its progress toward achieving the goals set in the FY 2010-14 Consolidated Plan and no specific adjustments or improvements are deemed necessary at this time. Nevertheless, the City will continue to monitor its progress and may implement additional new programs in the next several years to increase its effectiveness in the area of housing and related services.

A number of the activities discussed in the FY 2012 CAPER for the City of Pleasanton were also addressed the prior year. This is due to the fact that the City has had several projects of a large scale which have spanned several years. For example, progress on the Parkview assisted living facility project was hindered until 2005 due to a restructuring of the development team and difficulties securing the necessary financing. However, this important project was back on track with construction beginning in September 2005 and occupancy achieved in February 2007. As of 2013, the Parkview is fully occupied (although the market rate units were slower to achieve occupancy, the below-market rate units have been fully occupied since the initial lease-up).

The City continued to look for new and innovative opportunities to create affordability in new and existing housing, as exemplified in the preceding report. The City aggressively pursued set-aside requirements in new projects such as the Gardens at Ironwood senior apartments on the Busch property, the Windstar apartments adjacent to the new BART station, the addition at Civic Square apartments, and approved and proposed high-density residential development in north Pleasanton's Hacienda Business Park (and other areas based on the outcome of the recent Housing Element update). As evidenced in the preceding sections, the City has been successful in leveraging private funds through creative allocation of federal, state, and local funds.

The City of Pleasanton is following the Consolidated Plan in the use of available resources and in pursuing all the resources identified in the Plan. The City's activities during the prior fiscal year have been consistent with Consolidated Plan goals, and programs have been administered in a fair and impartial manner. The City did not hinder implementation of the Consolidated Plan by action or willful inaction. Parts I and II of this report reflect the City's high level of support for the goals and objectives included in the Consolidated Plan.

CDBG and HOME Programs

All CDBG and HOME funds used in FY 2012 were for activities that met one or more of the three national objectives and met all applicable beneficiary requirements. Although there were several projects involving residential rehabilitation activities, these projects were small in scale and, therefore, did not require displacement or relocation. No CDBG funds were used for acquisition. Although HOME funds were used in 1998, 2005, 2009, and 2010 to acquire residential properties for developmentally-disabled adults, the properties were already vacant when purchased and did not require any special displacement or relocation provisions. The City will consider the issue of relocation as it continues its analysis of redevelopment options for Kottinger Place and Pleasanton Gardens senior apartments.

Because the City experienced a period of increased economic vitality several years ago, CDBG funds have not been used to a significant extent to promote economic development. However, the program did provide seed money to start a small design assistance loan program for businesses in the historic Downtown area. The City has since taken over the funding of this program inasmuch as it relates closely to several other City-funded loan programs for Downtown businesses (e.g., a sewer fee loan program for Downtown restaurants). The City may consider using CDBG funds for economic development activities in the future if changing conditions warrant. A small amount of CDBG funds were awarded in FY 2003 for an employment development program for developmentally disabled adults by AID Employment. This project was successfully initiated in FY 2003 as the “Library Café” at the Livermore Public Library. In FY 2007, the City funded a micro-bridge loan program administered by “Community to People” to provide emergency assistance to low-income residents in crisis situations. Because this program was small and utilization was slow, the City initially allowed unused funds to be carried forward to maintain this unique program through difficult economic times. However, unused funds were reprogrammed at the end of the FY 2012 grant year.

All CDBG and HOME funds which were used for projects benefiting a limited clientele served persons who fall under presumed benefit categories. No CDBG- or HOME-funded activities undertaken during FY 2012 generated program income to revolving funds with the exception of the City’s Housing Rehabilitation Program which was administered by Neighborhood Solutions. Any program income received during the fiscal year was reprogrammed through the Integrated Disbursement and Information System (IDIS) and returned to the Housing Rehabilitation Program to fund additional loans and grants.

PART IV: APPENDIX

The following tables, which provide information on the City of Pleasanton FY 2012 CAPER, are attached to this report:

- Table P-1: CDBG Program Funding Allocation
- Table P-2: CDBG Program Accomplishment Data
- Table P-3: Performance Measurement

- Exhibit B-1: Summary of Housing Accomplishments
- Exhibit B-2: Summary of Community Development Accomplishments for Public
Facilities and Improvements
- Exhibit B-3: Summary of Community Development Accomplishments for Public
Services
- Exhibit B-4: Summary of Community Development Accomplishments for Economic
Development

Integrated Disbursement and Information System (IDIS) Reports:

- C04PR23 Summary of Accomplishments
- C04PR26 CDBG - Financial Summary Report
- C04PR03 CDBG - Summary of Activities

**Table P-1:
City of Pleasanton FY 2012 CAPER – HHSB Program Funding Allocation**

<u>AGENCY:</u>	<u>PURPOSE:</u>	<u>PROJECT TYPE:</u>	<u>FUNDING:</u>			
			<u>CDBG</u>	<u>HOME</u>	<u>City (Gen Fund)</u>	<u>City (Housing)</u>
Abode Services	Case management services for Housing Scholarship Program	Housing Service			\$12,000	\$12,000
Axis Community Health	Pre-development for capital project	Capital	\$100,000			
Axis Community Health	Coordination of health care access for uninsured families	Public Service	\$11,035		\$4,000	
City "Section 108" Loan Repayment	Sojourner House (formerly Family Crisis Shelter)	Capital	\$22,104			
City of Pleasanton	Administration of CDBG program by City of Pleasanton	Administration	\$48,047			
Comm. Res. for Indep. Living (CRIL)	Housing assistance services for disabled persons	Housing Service				\$15,000
East Bay Innovations	Ticket to Work Employment Network for dev-disabled adults	Public Service			\$11,000	
Easter Seals Bay Area	Tri-Valley Community Inclusion Program for dev.-disabled youth	Public Service			\$10,000	
ECHO Housing	Tenant-landlord, fair housing, and rental assistance programs	Housing Service				\$50,000
ECHO Housing	Senior reverse mortgage counseling program	Housing Service				\$5,000
Eden I&R, Inc.	2-1-1 Alameda County	Public Service			\$15,000	
Legal Assistance for Seniors	Free legal services for seniors through Pleasanton Senior Center	Public Service			\$10,000	
Neighborhood Solutions	Housing rehab. services for low-income Pleasanton residents (*)	Housing Rehab	\$24,048	\$150,000		
Open Heart Kitchen	Operation of RVC hot meal program for low-income seniors	Public Service	\$25,000			
Open Heart Kitchen	Operation of Trinity hot meal program for low-income residents	Public Service			\$10,000	
Open Heart Kitchen	Regional food storage project	Public Service	\$10,000			
Spectrum Community Services	Meals on Wheels program for low-income seniors	Public Service			\$5,000	
Spectrum Community Services	Congregate meal program for low-income seniors	Public Service			\$16,000	
Tri-Cities Health Center	East County HIV client service advocacy	Public Service			\$5,000	
Tri-Valley Haven	Food pantry project	Public Service			\$15,000	
Tri-Valley Haven	Counseling and restraining order clinic	Public Service			\$15,000	
Tri-Valley Haven	Sojourner House emergency shelter operations	Public Service			\$15,000	
Tri-Valley Haven	Shiloh domestic violence shelter operations	Public Service			\$17,000	
Tri-Valley Housing Opportunity Center	Community Stabilization Project	Public Service				\$25,000
<u>TOTAL FUNDING (FY 2012): \$657,234</u>			\$240,234	\$150,000	\$160,000	\$107,000

Table P-2a:
City of Pleasanton FY 2012 CAPER - CDBG Program Accomplishment Data

Agency	Funding		Accomplishments / Project Status	Performance Measures			Total Persons Assisted
	Budget	Spent (Aug 13)		Objective	Outcome	Indicator	
Abode Services	\$24,000	\$24,000	After several years of operating below capacity, the program succeeded this past year with at least four (4) households housed each month. For several months, a high of six (6) households were receiving rental subsidy and case management services. Two of the households completed their education/training goals and graduated from the program. Both of the participants have remained living in Pleasanton and have gained full time employment. In total 11 households were served by the program in Pleasanton and Livermore, with 4 participants graduating during the past year.	Provide Decent Affordable Housing	Affordability	Tenant-Based Rental Assistance	6
Axis Community Health (Pre-Dev for Capital Project)	\$100,000	\$100,000	CDBG funds were used to support the pre-development of a new community clinic to increase Axis's capacity to provide medical care for low income residents by over 50%. Axis is the only federally qualified clinic and provider of medical services to low income uninsured and under insured residents in our area. Funds from the prior year helped Axis purchase a new site on West Las Positas Blvd. in north Pleasanton. This year's funding enabled Axis to pay for project financial and feasibility consultants to pursue necessary financial modeling in preparation for pursuing tax-exempt bond financing. Funding also enabled completion of the architectural design and a capital campaign feasibility study.	Create a sustainable living environment	Availability / Accessibility	Infrastructure and Public Service Activities	0
Axis Community Health (Health Care Access)	\$15,035	\$15,035	A total of 852 Pleasanton residents received enrollment services during the project year. As a result of this service, these residents were able to access primary care medical services. Research indicates that uninsured people rarely seek health care until they are critically ill, resulting in expensive emergency room visits. In the Tri-Valley, uncompensated emergency room visits for uninsured persons cost millions of dollars each year. Many visits could have been prevented if patients had had a "medical home" for primary and preventive health care. Availability of care results in lower health care costs to the community. It also results in an improvement in the health of the community as a whole. Axis's innovative enrollment service positively impacts the community by improving access to care.	Create a suitable living environment	Availability / Accessibility	Public Service	852
City "Section 108" Loan Repayment	\$22,104	\$22,104	The 10th of 11 annual payments on the HUD Section 108 loan was made on schedule in August 2012. The loan was obtained jointly by the cities of Pleasanton, Livermore, and Dublin to acquire and rehabilitate the former Family Crisis Shelter, now known as Sojourner House.	---	---	---	---
Community Resources for Independent Living (CRIL)	\$15,000	\$15,000	19 documented Pleasanton residents with disabilities were provided direct housing assistance or independent living services in 2012-13. Independent Living Services included: Benefits counseling, Advocacy, Assistive Technology services and AT device loans, IL Skills training, peer counseling, Personal Assistance Services, Employment services, ADA assistance, and Information & Referral. Another 47 Pleasanton residents with disabilities and 26 businesses were provided disability education, advocacy, technical assistance and information and referral and 1:1 counseling time, bringing the total number of Pleasanton residents with disabilities served to 61. However, we were only able to obtain demographic information for 19 clients. Nine (9) or 64% of the 19 Pleasanton consumers who were provided with 1:1 assistance chose housing as their primary or secondary goal. 211 reports that 44% of Pleasanton callers are seeking housing assistance, and 84% of all CRIL consumers are seeking housing assistance. Finding affordable and accessible housing frequently takes more than one year, so only one (1) of these housing consumers was able to meet the long-range goal of moving into permanent, low-cost housing. CRIL participated in several outreach events and facilitated workshops to educate Pleasanton residents with disabilities about benefits, employment opportunities, healthy living options, assistive technology and more. CRIL also transported 75 consumers, some of whom live in Pleasanton, to the 2012 Disability Capitol Action Day in Sacramento.	Create a suitable living environment	Availability / Accessibility	Number of persons who were assisted in obtaining new or improved access to benefits.	19

Table P-2a:
City of Pleasanton FY 2012 CAPER - CDBG Program Accomplishment Data

Agency	Funding		Accomplishments / Project Status	Performance Measures			Total Persons Assisted
	Budget	Spent (Aug 13)		Objective	Outcome	Indicator	
East Bay Innovations	\$11,000	\$10,996	EBI served 8 Pleasanton residents through the Ticket to Work (TTW) program during the 2012-13 fiscal year. EBI does not feel the program was successful because it was not able to identify a core group of TTW participants, despite intensive outreach to agencies and support groups, and through meetings, presentations, media, and individual contacts. However, EBI considers the partnerships that emerge with other agencies serving Pleasanton residents as an accomplishment. In an effort to reach individual clients, EBI met with non-profit human service organizations, support groups, and public agencies that are vital resources to individuals and families in Pleasanton. At the same time, other agencies are now more aware of the range of services EBI provides in the Tri Valley area. And, even individuals who were not eligible for TTW received important information about their public benefits, regardless of their employment outcome.	Creating a Suitable Living Environment	Availability / accessibility	Public Service	8
Easter Seals Bay Area	\$10,000	\$10,000	The HHSG funds directly help to support the Lead Teacher of the Community Inclusion Group. Within this reporting period they were able to plant, harvest, and prepare fruits and vegetables directly from the garden at Easter Seals Kaleidoscope. This taught our participants pure life skills from start to finish. The group has also focused on keeping the surrounding community's clean buy continually volunteering their time doing clean-ups. Two (2) Pleasanton clients were served during the past year with a total of 1,127 hours of direct care.	Create Economic Opportunities	Availability / Accessibility	Public Service	2
ECHO Housing (Fair Housing Counseling)	\$50,000	\$42,549	The funds for 2012-13 permitted ECHO complete 449 units of service to 431 client households. The agency was able to complete 112% of its total service goal. Specific achievements include: Goal #1: Fair Housing Counseling, Mediation, Investigation, or Enforcement - 3 households; Goal #2: Tenant/Landlord Counseling and Mediation - 118 households; Goal #3: Rental Assistance Program - 21 households; Goal #4: Homeseeking Program - 307 households; Goal #5: Shared Housing Counseling and Placement - N/A.	Creating a Suitable Living Environment	Availability / accessibility	Number of clients receiving access (or improved access) to service.	431
ECHO Housing (Reverse Mortgage Counseling)	\$5,000	\$828	The Home Equity Conversion Mortgage Counseling Program was able to adequately service those clients it was able to reach but the program was unable to achieve its quantitative goals for fiscal year 2012-13. The counselor assisted 7 households to make educated decisions regarding reverse mortgages by providing them with basic information, referrals to other resources, and education about the program. Outreach was conducted at the Pleasanton Senior Center and Pleasanton Library. In-depth counseling allowed Pleasanton Senior Homeowners to become fully aware of their various financial housing options. In addition, such clients were able to make informed choices pertaining to home equity conversion measures.	Creating a Suitable Living Environment	Availability / accessibility	Number of clients receiving access (or improved access) to service.	7
Eden I&R (2-1-1 Alameda County)	\$15,000	\$15,000	Eden I&R served a total of 160 Pleasanton residents during the 2012-13 fiscal year. Midway through the grant period, agency staff was approached by staff from the cities of Pleasanton, Dublin and Livermore regarding customer service issues and increasing visibility of 2-1-1 in the Tri-Valley region. Highlights of Eden I&R's efforts to improve on these fronts include: meeting with nonprofit leadership in the Tri-Valley to garner their input and feedback; having staff training specific to Tri-Valley agencies and services in our database as well as issues specific to the region (such as transportation); utilizing Tri-Valley residents to serve as "ambassadors" of 2-1-1 and conduct outreach on our behalf; and dramatically increasing the targeted and strategic outreach agency staff and volunteers conduct in the Tri-Valley. Eden I&R is pleased with its progress and anticipates further increases in the numbers of Tri-Valley residents served by 2-1-1.	Creating a Suitable Living Environment	Availability / accessibility	Number of clients receiving access (or improved access) to service.	160

Table P-2a:
City of Pleasanton FY 2012 CAPER - CDBG Program Accomplishment Data

Agency	Funding		Accomplishments / Project Status	Performance Measures			Total Persons Assisted
	Budget	Spent (Aug 13)		Objective	Outcome	Indicator	
Legal Assistance for Seniors	\$10,000	\$10,000	This year LAS almost met its goal of meeting 40 new clients (increased from 30 the prior year), actually meeting with 36 clients in 2012-13. It also completed 9 education presentations to Pleasanton seniors. LAS recognizes the unique needs of seniors and provides these services with utmost dedication and compassion. LAS conducted a successful Conference on Elder Abuse, gathering nearly 300 service providers engaged in keeping elders safe. This was a very successful program. LAS client evaluations always indicate a high level of satisfaction with services and a great deal of gratitude that the legal services are available at no cost.	Creating a Suitable Living Environment	Availability / accessibility	Number of clients receiving access (or improved access) to service.	36
Neighborhood Solutions	\$174,048	\$162,625	Two (2) major rehab loans and 12 minor home repair grants were provided to low-income Pleasanton households in 2012-13. The program funded an interesting variety of projects this year, from electrical upgrades and hot water heater replacement to handicap ramps and ADA toilets, new roofs for mobile homes and a host of other improvements. This is the only program of its kind in Pleasanton in its ability to solve the unique challenges of low income homeowners. For many, this program means the difference between having or not having hot water, heat, adequate roofs, and protection from life-threatening conditions. Neighborhood Solutions staff recently participated in a multi-agency presentation at the Hacienda Mobile Home Park to showcase programs that provide energy efficiency (PG&E was also there), water conservation, A/C tune-ups (Spectrum) and minor home repair grants and loans (Neighborhood Solutions).	Creating a Suitable Living Environment	Sustainability (maintain housing)	Number of owner-occupied homes rehabilitated	14
Open Heart Kitchen (RVC)	\$25,000	\$25,000	Open Heart Kitchen provided nutritious meals to 184 low income seniors meals at Ridge View Commons senior apartments during the past fiscal year. A total of 16,686 senior-friendly meals were served. Meals were served Monday through Friday from 4:00 to 6:00 pm and were freshly prepared on site each serving day. The agency also provided nutritional education for the seniors each quarter, as well as classes on helping seniors with depression, and food interaction with medications.	Creating a Suitable Living Environment	Sustainability	Public Service	184
Open Heart Kitchen (Trinity)	\$10,000	\$9,999	OHK served served a total of 15,029 hot meals to 238 Pleasanton clients in 2012-13. In addition to the hot meal program in Pleasanton. This year OHK added new schools for its weekend box lunch program. The agency is working with the Pleasanton student services for low income families to increase the program to even more schools by September 2013. It also works closely with Alameda area Agency on Aging to try to meet the growing needs of the senior population.	Creating a Suitable Living Environment	Sustainability	Public Service	238
Open Heart Kitchen (Regional Food Storage Project]	\$10,000	\$10,000	The regional food storage project was completed in fall 2012 under the leadership of Open Heart Kitchen. The facility is now up and running and being used by six local nonprofit agencies serving food to the needy in the Tri-Valley. The number of persons assisted is not listed under this project, but the benefits of this regional project are included in the achievement number for other projects (e.g., OHK, Tri-Valley Haven, etc.).	Create a sustainable living environment	Availability / Accessibility	Infrastructure and Public Service Activities	0

Table P-2a:
City of Pleasanton FY 2012 CAPER - CDBG Program Accomplishment Data

Agency	Funding		Accomplishments / Project Status	Performance Measures			Total Persons Assisted
	Budget	Spent (Aug 13)		Objective	Outcome	Indicator	
Spectrum Community Services (Meals on Wheels)	\$5,000	\$5,000	As the senior population continues to increase, home delivered meals are an essential resource for seniors to help them remain healthy and stay in their homes. With the help of the HHSG funds, Spectrum has been able to ensure that 118 homebound, Pleasanton seniors have been able to receive healthy, hot meals 5 days a week. During the past year, Spectrum had a specific goal to customize service so that meals were not being wasted by customizing delivery days based on individual client needs. The agency also eliminated coolers as an option for seniors (i.e., they can no longer leave out a cooler with ice for meals to be delivered). This policy change ensures a face-to-face meeting at each delivery which is one of the key components of the program since many clients do not interact with others during the day and Meals on Wheels provides a friendly regular check-in.	Creating a Suitable Living Environment	Availability / Accessibility	Public Service	118
Spectrum Community Services (Congregate Meals)	\$16,000	\$16,000	In 2012-13, Spectrum was able to serve 6,146 meals to 321 Pleasanton seniors. This was approximately two-thirds of the service goal as the agency experienced a drop in the number of seniors participating 5 days a week. A similar trend has been observed at Spectrum's other meal sites and with other congregate meal providers. It is believed that some factors include transportation cost, seniors having access to lots of low-cost meal options, and participation in other activities. The meals program provides not only a nutritious lunch but more importantly, the program serves as an opportunity for seniors to socialize, meet others, learn about the other programs offered at the senior center and avoid isolation. Funding covers the cost of our meal handler and site coordinator and they are essential to the program and creating a friendly, welcoming environment for our seniors and volunteers.	Creating a Suitable Living Environment	Availability / Accessibility	Public Service	321
Tri-City Health Center	\$5,000	\$5,000	The program filled a continuing gap in services: the lack of HIV Services in East Alameda County. By allowing us to continue staffing our Livermore office, HIV+ Pleasanton and other East Alameda County residents were able to access lifesaving services without the hardship of having to travel to Oakland or Fremont each time they needed assistance. This is especially important given the many steps that are required to obtain and maintain medical and social services benefits that allow uninterrupted treatment of HIV disease.	Creating a Suitable Living Environment	Availability / Accessibility	Public Service	12
Tri-Valley Haven (Food pantry)	\$15,000	\$15,000	In 2012-13, the Tri-Valley Haven Food Pantry provided 614 Pleasanton residents in needy households, exceeding its goal of 600. 553 of those served were extremely low income, 72 were disabled head of households, 133 were female headed households, and 150 were senior households. Clients received free food (ACCFB programs, in addition to donated food), toiletries, household items, clothing vouchers (16), emergency transportation and housing, and referral information to local social service programs and agencies (51). TVH provided two additional programs to supply families with Thanksgiving and Holiday food. The agency conducts continuous networking and outreach to the community to solicit donations to meet the needs of our expanding clientele.	Creating a Suitable Living Environment	Availability / Accessibility	Public Service	614

Table P-2a:
City of Pleasanton FY 2012 CAPER - CDBG Program Accomplishment Data

Agency	Funding		Accomplishments / Project Status	Performance Measures			Total Persons Assisted
	Budget	Spent (Aug 13)		Objective	Outcome	Indicator	
Tri-Valley Haven (TRO clinic)	\$15,000	\$15,000	Counseling and temporary restraining order clinic services were provided to 59 Pleasanton residents in 2012-13, exceeding the goal of 50 clients. Individual and group counseling services by trained counselors were provided to both adult and child survivors of domestic violence and sexual assault. The focus of counseling is specific to the unique needs of each client. The legal clinic is offered in Livermore and Pleasanton and transportation is provided to and from court if needed.	Creating a Suitable Living Environment	Availability / Accessibility	Public Service	59
Tri-Valley Haven (Sojourner op)	\$15,000	\$15,000	Pleasanton HHSF funds were used to pay part of the Case Manager's and Life Skills Instructor's time. Both provide core services related to clients' success. A total of 2 Pleasanton residents were served in 2012-13 which fell short of the goal of 5 clients (geographic origin of DV victims is difficult to predict; also, victims from one locale are often intentionally housed outside of their city of origin). Of the program participants who exited the program this fiscal year, 59% of them moved into permanent housing (considered a good success rate given local housing costs and other challenges). In addition, all residents who resided in the program for over 30 days were able to maintain their sobriety and stabilize mental health (if they had these presenting issues). Sojourner House is the only program that accepts two-parent households and single-father households addressing a huge need within the community. Additionally, it is the only non-faith based assistance shelter program in the Tri-Valley Area. Sojourner House averages 60 new callers monthly which demonstrates that the need is great within the community.	Creating a Suitable Living Environment	Availability / Accessibility	Public Service	2
Tri-Valley Haven (Shiloh op)	\$17,000	\$17,000	Pleasanton HHSF funds paid part of the Bilingual Case Manager, Lead Case Manager, and part of the Shelter Overnight Staff time. These positions are essential for the shelter and its day to day operations. During the grant period, five (5) Pleasanton clients were sheltered at Shiloh and received supportive services. With the Bilingual Case Manager, monolingual Spanish speaking clients received appropriate services, and these families tended to stay and graduate from the program rather than return to an abusive situation due to feeling isolated. The Lead Case Manager provides the day to day supervision of shelter staff, and ensures that groups and individual advocacy are available to all shelter residents. Our service numbers were very high in this area due to high occupancy rates of the shelter. The Overnight Case Manager is available to residents who find themselves in crisis late at night and also performs data entry to ensure that reports are complete and submitted in a timely manner.	Creating a Suitable Living Environment	Availability / Accessibility	Public Service	5
Tri-Valley Housing Opp. Center	\$25,000	\$25,000	The TVHOC provided the following services to 80 Pleasanton households in 2012-13: 8-hour HUD-approved homebuyer education class; financial literacy classes; homeownership counseling services; mortgage default and delinquency counseling services; income tax preparation services through the Volunteer Income Tax Assistance (VITA) program; and other services such as rental assistance, homeless prevention and post-purchase counseling.	Creating a Suitable Living Environment	Availability / Accessibility	Public Service	80

TOTAL: **\$609,187** **\$586,136** *(includes FY 2012 CDBG, HOME, City General Funds, and City Housing Funds; does not include \$48,047 for City Admin.)*

3,168

Table P-2b:
City of Pleasanton FY 2012 CAPER - CDBG Program Demographic Data

Agency	Number of Households / Persons Assisted																		
	TOTAL	Income				Racial Categories										Hispanic Ethnicity	Household Characteristics		
		Extr Low Income (<30% of median)	Very Low Income (50% of median)	Low Income (80% of median)	Other Income (>80% of median)	White	Black or Afr Am	Asian	Am Ind or Alaska Native	Native Hawn or Other Pac Is	Am Ind Alaska Nat + White	Asian + White	Black or Afr Am + White	Am Ind Alaska Nat + Afr Am	Other Multi-Racial		Disabled	Female Head of Hshld	Senior (62 and older)
Abode	6	6	0	0	0	6	0	0	0	0	0	0	0	0	0	1	1	4	0
Axis (Pre-dev for Cap)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Axis (Healthcare Access)	852	630	222	0	0	672	34	123	8	0	0	0	0	0	15	382	15	76	25
City "Section 108" Loan	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
CRIL	19	18	1	0	0	14	3	0	0	0	0	0	0	0	2	5	19	3	2
East Bay Innovations	8	4	1	1	2	7	0	1	0	0	0	0	0	0	0	0	8	7	2
Easter Seals Bay Area	2	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0	0
ECHO (Housing Counseling)	431	351	39	10	99	271	68	27	0	2	0	1	1	0	61	68	87	353	59
ECHO (Rev Mortg Cnseing)	7	1	0	6	0	7	0	0	0	0	0	0	0	0	0	0	1	1	7
Eden I&R (2-1-1 Alameda Co.)	160	131	20	6	3	91	27	25	6	1	5	0	2	1	2	25	38	96	18
Legal Asst for Seniors	36	24	9	1	2	28	2	5	0	0	0	0	0	0	1	2	9	0	33
Neighborhood Solutions	14	3	5	6	0	13	1	0	0	0	0	0	0	0	0	0	2	9	13
Open Heart Kitchen (RVC)	184	26	85	73	0	87	3	33	2	3	4	9	0	0	43	23	19	62	184
Open Heart Kitchen (Trinity)	238	88	90	45	15	107	16	35	0	4	0	2	0	0	74	52	12	24	34
OHK (Food Storage Project)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Spectrum (Meals on Wheels)	118	27	91	0	0	111	1	6	0	0	0	0	0	0	0	7	75	28	75
Spectrum (Congregate Meals)	321	50	271	0	0	304	1	15	1	0	0	0	0	0	0	15	150	200	300
Tri-City Health Center	12	0	7	0	0	8	4	0	0	0	0	0	0	0	0	0	0	0	0
TVH (Food Pantry)	614	553	61	0	0	231	35	142	10	2	2	0	0	0	192	154	72	133	150
TVH (TRO Clinic)	59	37	5	5	12	48	2	5	0	3	0	0	0	0	1	15	5	33	3
TVH (Sojourner House)	2	0	0	2	0	1	0	0	0	0	0	0	0	1	0	0	1	2	1
TVH (Shiloh Operations)	5	3	1	0	1	3	2	0	0	0	0	0	0	0	0	1	1	4	0
TVHOC	80	16	20	7	37	56	7	14	0	0	0	0	0	0	3	27	6	7	10
TOTAL: <i>(percent)</i>	3,168	1,968 <i>62%</i>	930 <i>29%</i>	162 <i>5%</i>	171 <i>5%</i>	2,067 <i>65%</i>	206 <i>7%</i>	431 <i>14%</i>	27 <i>1%</i>	15 <i>0%</i>	11 <i>0%</i>	12 <i>0%</i>	3 <i>0%</i>	2 <i>0%</i>	394 <i>12%</i>	777 <i>25%</i>	523 <i>17%</i>	1,042 <i>33%</i>	916 <i>29%</i>

Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Priority #1: Increase the availability of affordable rental housing for extremely low income (30%), very low (50%), and low income (80%) households.				
<p>Promote the production of affordable rental housing by supporting the acquisition, rehabilitation, and new construction of units by non-profit developers. A combination of funds will be used, including federal, state, and local housing program funds.</p>	<p>Identify existing rental properties that might benefit from rehabilitation. Enter into regulatory agreements with owners to ensure long-term affordability (using CDBG and City Housing Funds).</p>	<p>At least 100 rental units will receive rehabilitation, with a minimum of 30 units (15 low and 15 very low income) available at below-market rents in perpetuity for eligible households.</p>	<p>20 total rental units (including 3 very low and 3 low income)</p>	<p>The City has recently funded rehabilitation work at Kottinger Place and Pleasanton Gardens senior apartments, with a total of 90 very low income units and continues to seek rental rehab opportunities to secure new affordable rental units. The City is currently working with the owner of one apartment complex to implement accessibility improvements in common areas. In addition, one accessibility project was completed in a rental unit during the past year.</p>
<p>Encourage the inclusion of affordable rental housing by the private sector in new housing developments.</p>	<p>Support the efforts of private developers seeking to develop affordable rental housing in Pleasanton (City financial assistance and fee waivers; tax credits secured by project developers).</p>	<p>There will be 50 additional rental units (30 low income and 20 very low income) constructed that will be available in perpetuity for eligible households.</p>	<p>6 low and 4 very low income units</p>	<p>In FY 08, the City approved a 350-unit apartment project by Windstar Communities at the new West Dublin - Pleasanton BART station with 70 very low income apartments (not yet built). In FY 09, the City approved a 36-unit addition to Civic Square apartments that will include 5 low income and 31 moderate income family units (completed spring 2012). With the recent rezoning of 70 acres of land through the City for high density residential development, there are currently 8 new apartment developments with nearly 2,200 units that are either approved or under review. These project will add approximately 400 units to the City's BMR rental housing stock.</p>

**Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement**

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
	Seek opportunities to acquire one or more vacant sites for new affordable rental housing development.	N/A (dependent upon the availability of suitable land).	N/A	The City recently rezoned 70 acres of land for high density residential use as part of the recent Housing Element update. This action has generated significant new affordable rental housing development (approximately 2,200 new units including approximately 400 at below-market rents) as described above.
Support the development of high density rental housing in conjunction with BART stations and other transit centers including a portion of the units as affordable to extremely low and very low income households.	Support the efforts of the Housing Authority of Alameda County to secure additional Section 8 Assistance certificates and vouchers for low and very low income Pleasanton residents.	The number of vouchers held by Pleasanton residents will increase by 50 for the five-year period.	N/A	The City provided rental assistance to 4 households through the Tri-Valley Housing Scholarship Program in FY12. In addition, the City remains committed to supporting the Alameda County Housing Authority (HACA) on any proposals to secure additional Section 8 assistance in Pleasanton. The City is currently working with HACA on the possibility of obtaining project-based Section 8 vouchers related to the redevelopment of Kottinger Place and Pleasanton Gardens.
	Encourage the execution of new agreements for Below Market Rate (BMR) units through the Inclusionary Zoning Ordinance in future private multiple family developments.	There will be at least 50 new rental units affordable to low income households for the five-year period.	10 new low income rental units	[See comments above regarding the Windstar, Civic Square Addition, and new apartment developments currently approved or under review.]
	Work with ECHO Housing through the agency's contacts to promote opportunities for affordable housing in Pleasanton (provide information to one-third of ECHO's estimated 300 clients per year).	Affordable housing information and referrals will be provided to 500 persons or households during the five-year period.	Provide information to at least 100 households	ECHO provided housing counseling services to over 400 households or individuals in FY12. The majority of these were provided information on affordable housing opportunities in Pleasanton.
Priority #2: Preserve existing affordable rental and ownership housing households at or below 80% of Area Median Income (AMI).				

Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Provide Minor Home Repair assistance to low and moderate income homeowners in order to maintain and preserve their housing.	Maintain and expand the Housing Rehabilitation program (currently administered by Neighborhood Solutions) to increase the number of existing ownership units rehabilitated.	50 very low and 50 low income households will receive housing rehabilitation services over the five-year period, including an estimated 50 percent elderly households.	20 very low and 20 low income households	Minor home repair, mobile home repair, and seismic bracing services were provided to 12 low and very low income households in Pleasanton during the fiscal year as part of an on-going program. Two (2) major rehab loans were also implemented during the fiscal year. Most of the clients were elderly. Increased funding to this program was offset by a low demand and eligibility for loans related to the current housing economy.
Promote the preservation of existing owner housing stock occupied by low and moderate income households.	Continue to monitor existing rental units required to be rented at Below Market Rate (BMR) rent levels through City regulatory agreements and encourage the extension of existing BMR agreements through the programs stated in the City's Housing Element policies, including provision of grants and/or technical assistance to management groups and non-profit organizations, tenant groups interested in purchasing their complexes, and other means.	40 affordable units will be maintained affordable to low and very low income households during the five-year period.	Maintain affordability for 20 units	Remaining BMR agreements (and pending future agreements) do not have any expiration clauses.
Promote the preservation of existing rental housing stock occupied by low and moderate income households.	Continue to monitor the sale of existing PHAP ownership and use available means (resale restrictions under property deeds or City acquisition) to ensure that units are maintained in the ownership of income-eligible households.	Existing units (approximately 90) plus any new units constructed during the period will be maintained affordable to very low, low, and moderate income households during the five-year period.	N/A	Although there were four (4) resales among the approx. 100 existing PHAP units in 2011, there were none in FY12. The rate of turnover in BMR homes appears to be directly proportionate to fluctuations in the local housing market. The City was able to preserve one at-risk BMR unit in FY11 by buying the home back and then reselling it (following minor rehab), thereby keeping the home in the City's PHAP BMR inventory.

Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Use all resources available to preserve restricted or subsidized housing that could potentially opt out or expire; in order to keep units affordable.	Support the efforts of the Housing Authority of Alameda County (HACA) to preserve existing Section 8 vouchers for Pleasanton residents.	The number of Section 8 voucher holders will Pleasanton (currently 162) will remain stable or will increase during the five-year period.	N/A	This goal was not addressed significantly in FY12, although the City remains committed to supporting HACA on any proposals to secure additional Section 8 assistance in Pleasanton. One of the buyers of a BMR home in the Carlton Oaks project in FY 05 used the Section 8 home ownership program to purchase the home.

Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Priority #3: Assist low and moderate income first time homebuyers.				
Assist moderate and middle income, first-time homebuyers through provision of City-assisted down payment assistance and second mortgage loans.	Continue to offer down payment assistance loans through the Down Payment Assistance program to help bridge the gap between a minimum down payment and first mortgage and increase buying capacity.	Down payment loans will be provided to 20 households during the five-year period.	Provide down payment assistance to 4 households	The City received a second loan of \$250,000 in State HELP funds to continue funding for a down payment assistance program that began in 2004. No new second mortgage loans were provided in FY12 (a total of 22 loans have been issued since the program was implemented). Three (3) applicants received pre-approvals in FY12 and are currently looking for homes to buy.
Continued participation in the Mortgage Credit Certificate (MCC) Program administered by HCD.	Contribute City Housing Funds annually toward the administrative costs of the MCC program by Alameda County HCD.	MCC's will be issued to 25 Pleasanton low and moderate income homebuyers during the five-year period.	Provide second mortgages to 4 households	A total of 50 City-funded second mortgage loans were provided in 2000 through 2007 in conjunction with construction of below-market priced homes on the Bernal and Birch Terrace properties. The City will continue to consider this form of assistance in future ownership projects on an as-needed basis, focusing in the future on providing assistance through the Down Payment Assistance (DPA) program (see above).
Continued participation in American Dream Downpayment Initiative (ADDI) Program administered by HCD.	[Administered by HCD]	[Administered by HCD]	N/A	(Accomplishments reported by Alameda County)

**Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement**

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Assist moderate and middle income, first-time homebuyers through dissemination of information on affordable ownership housing opportunities.	Continue and augment efforts to promote opportunities for affordable ownership housing in Pleasanton through the dissemination of information on new housing construction, price trends in new and resale homes, and PHAP assistance, including expansion of existing marketing on the City's web site.	500 households seeking home ownership opportunities will be provided information on City and other programs during the five-year period as measured through additions to the City's ownership mailing list and referrals to the Tri-Valley Housing Opportunity Center.	N/A	The City continued to provide support for the administration of the MCC program in FY12. The level of activity in this program is not controlled locally but, rather, is a function of the level of allocation approved by the state and the administration of the program by Alameda County. Many of the buyers of City-sponsored BMR homes have benefited from MCC's (Accomplishments reported by Alameda County).
Assist moderate and middle income, first-time homebuyers through construction of new affordable ownership housing units.	Continue to work with local housing developers to construct additional ownership homes for sale under the Pleasanton Homeownership Assistance Program (PHAP) at affordable prices.	20 new units for low and moderate income homebuyers will be constructed and sold during the five-year period.	4 households will purchase BMR homes in Pleasanton.	The City works with for-profit builders to make available BMR homes for purchase by first-time buyers. Due to the current housing market, no new homes have been constructed since 2007. However, several BMR homes have resold since 2007, including four (4) in 2012.
Assist moderate and middle income, first-time homebuyers through the establishment of a "clearing house" for home ownership programs in the Tri-Valley area.	Work collaboratively with the cities of Livermore, Dublin, San Ramon, and Danville to continue to support the growth and capacity of the Tri-Valley Housing Opportunity Center (TVHOC) which opened September 2005 in Livermore.	25 households will attain home ownership in Pleasanton during the five-year period.	TVHOC will open; as a result, 5 households will be able to purchase homes in Pleasanton	The TVHOC opened in September 2005. The first home buyer was a Pleasanton resident who purchased a home in March 2005. The TVHOC has assisted over 200 home buyers to date and administered the marketing and sales process for the Birch Terrace BMR sales program in 2007-08, as well as several PHAP resales since that time (including 4 in early 2012).
All homeowner programs will adhere to HUD and EPA lead requirements.				
Priority #4: Reduce housing discrimination.				

**Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement**

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Continue to support programs to reduce housing discrimination by investigating complaints, counseling tenants and landlords, and educating the owners and managers of rental housing in Pleasanton through fair housing and complaint investigation services.	Contract annually with ECHO Housing or a similar agency for fair housing and complaint investigations services throughout the City. This service is funded through a combination of City Housing Funds and CDBG funding and includes information and outreach to owners, renters, and buyers concerning their rights and obligations and the support services available in the community.	Based on prior years' case loads, the City estimates the investigation of approximately 100 complaints of discrimination based on race, ethnicity, family composition, and household size during the five-year period.	20 complaints will be investigated	ECHO served over 400 individuals/households in FY12. Among these, 3 were related to investigation of discrimination, which is consistent with the goals for this program.
Continue to support programs to reduce housing discrimination by investigating complaints, counseling tenants and landlords, and educating the owners and managers of rental housing in Pleasanton through tenant/landlord counseling.	Contract annually with ECHO Housing or a similar agency for fair housing and complaint investigations services throughout the City. The service includes mediation services provided by housing counselors and referral to other agencies.	Based on prior years' case loads, the City estimates that counseling services will be provided to approximately 2,000 households during the five-year period.	Housing counseling services will be provided to 400 households	As noted above, ECHO served over 400 individuals and households in FY12, including approximately 118 tenant-landlord cases. This level of activity is within the expectations established in the goal for the program.
Priority #5: 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 supportive services.				
Pursue continued funding and renewal of subsidized rental assistance programs such as Supportive Housing Program (SHP), Shelter Plus Care (S+C), Project Independence and Section 8.	<p>1. 245 people with HIV/AIDS who are homeless or at imminent risk of being homeless will receive rent subsidies through S+C.</p> <p>2. Reciprocal Integrated Services for Empowerment Program (RISE) will serve 775 participants in Southern Alameda County who are homeless and disabled.</p> <p>3. Jobs/Housing Linkages Program will serve 235 homeless families in Southern Alameda County through transitional rental subsidies, case management and other supportive services, job preparation and placement.</p>	On an annual basis see a decrease in the number of chronically homeless individuals in the community.	Available statistics will demonstrate a measurable decrease in the number of chronically homeless individuals in Pleasanton	(Accomplishments reported by Alameda County)

Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
	4. The Shelter Plus Care Program will provide safe, secure housing for 330 homeless people disabled by serious mental illness, chronic alcohol and other drug problems, and/or HIV/AIDS.			
Promote the production of affordable housing both transitional and permanent with supportive services by supporting the acquisition and rehabilitation and new construction of units by non-profit developers.	Create 100 units of transitional and permanent housing County-wide for homeless individuals and families who are extremely low and low income households.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.	N/A	(Accomplishments reported by Alameda County)
The Urban County will administer any Emergency Shelter Grant (ESG) entitlement funds that become available.	Conduct a Request for Proposal (RFP) process that will address emerging needs from the EveryOne Home Plan.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.	N/A	(Accomplishments reported by Alameda County)
Promote adequate funding for homeless housing and services.	1. Expand the supply of housing for homeless populations by advocating for additional sources of funds. 2. Rehabilitation of homeless shelter in Newark.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.	N/A	(Accomplishments reported by Alameda County)

**Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement**

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Priority #6: Maintain and expand activities designed to prevent those currently housed from becoming homeless.				
Pursue continued funding and renewals of subsidized rental assistance programs such as Supportive Housing Program (SHP), Shelter Plus Care (S+C), Project Independence and Section 8.	1. Project Independence will provide 200 households County-wide with rental assistance. 2. Approximately 2,000 persons living with HIV/AIDS will receive supportive services through HOPWA funding. 3. Shelter Plus Care's Tenant-Based Rental Assistance Program will provide County-wide rental assistance and supportive services to 1,070 disabled, formerly homeless individuals & their families.	90% of HOPWA clients will be able to maintain housing stability, avoid homelessness and access care.	[see county-wide objectives]	(Accomplishments reported by Alameda County)
Promote the production of affordable housing to achieve public and mental health outcomes.	1. Provide information and access to housing for homeless populations. 2. Develop and implement transitional planning for discharged clients. 3. Develop and fund comprehensive crisis intervention services.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.		
Support and expand programs that assist persons who are at risk of becoming homeless, including the Homeless Prevention and Rapid Rehousing Program (HPRP), Tri-Valley Housing Scholarship Program, and ECHO Housing's Senior Reverse Mortgage Counseling Program.	Continue to support the operation of the East County HPRP hub which coordinates housing resources and supportive services for households that are at risk of becoming homeless.	100 households will retain housing during the five-year period.	20 households will receive assistance through the HPRP program.	The Tri-Valley Housing Resource Center (HRC) East County HPRP hub has served approximately 250 individuals and families since the initial receipt of grant funding. Funding was completely utilized by 2012.
	Continue to support the operation and expansion of the new Tri-Valley Housing Scholarship Program which offers tenant-based rental assistance to households who are homeless or at risk of being homeless. Subsidies are provided while the head of household is undergoing job training and are gradually phased out after employment is secured.	30 households will be assisted during the five-year period.	Six persons will receive assistance through the TVHSP.	The City continued to support the operation and expansion of the Tri-Valley Housing Scholarship Program by providing rental subsidies, financial support for case management services, and program oversight through participation on the Board. Program performance was on target with an average of 4 Pleasanton clients moving sustained in the program in FY12.

**Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement**

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
	The City will continue to offer, through ECHO Housing, a program offering counseling services to senior homeowners considering a reverse mortgage program to ensure that their participation does not result in the loss of their home.	N/A	N/A	The Reverse Mortgage Program served 7 senior households in FY12 which was a significant decrease over the prior year. The drop is due in part to staffing changes with ECHO and in part to the housing economy and heightened consumer caution.
Priority #7: Build on inter-jurisdictional cooperation to achieve housing and homeless needs.				
County-wide Continuum of Care coordination will continue to strengthen partnerships among participating jurisdictions and ensure widespread participation in the process.	1. Link housing and service providers for immediate and long term homeless needs. 2. Identify gaps and barriers in service provision.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.	N/A	(Accomplishments reported by Alameda County)
Increase the capacity of non-profit organizations to encourage the development of affordable housing with supportive services.	Continue to provide technical assistance to non-profit organizations involved in provision of affordable housing and/or supportive services.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.	N/A	Pleasanton has provided funding and other support to the following regional projects: Arroyo Vista (Dublin), Kaleidoscope Activity Center (Dublin), Arroyo Commons (Livermore), Las Posadas (Livermore), Livermore Transitional Housing (Livermore), Tri-Valley Haven for Women (Livermore), Tri-Valley Housing Opportunity Center (regional, but based in Livermore), Alameda County Linkages Program (Alameda County), Lorenzo Creek / Housing Alliance Project (Castro Valley), Fremont Oak Gardens (Fremont), and Carmen Ave. Apartments (Livermore)

**Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement**

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Continue the tradition of joint jurisdictional funding of projects with mutual benefits throughout Alameda County.	Seek out opportunities when appropriate.	On an annual basis see a decrease in the number of chronically homeless individuals in the community.	N/A	Because of a lack of available staffing (there is only one staff member, respectively, in the Housing Division and Community Services Division), City staff cannot attend all EveryOne Home (formerly Continuum of Care Council) meetings on a regular basis. However, staff monitors the program activity and provides assistance when needed.
Continue and expand the City's involvement in regional and subregional programs and efforts related to homeless service and housing issues, including participation in EveryOne Home, working with the County and other jurisdictions.	Continue to participate (and will attempt to expand its involvement with) EveryOne Home which brings together representatives from jurisdictions and homeless care providers throughout Alameda County.	N/A	N/A	The City of Pleasanton continued to participate in the activities of EveryOne Home in FY12.
	Continue and expand collaboration efforts with its Tri-Valley neighbors (e.g., Livermore, Dublin) in local programs such as the HPRP East County Hub, Tri-Valley Housing Scholarship Program, and the Tri-Valley One-Stop Center to address homeless issues at the subregional level.	N/A	N/A	The City of Pleasanton continued to strengthen collaborative ties with the cities of Livermore and Dublin during FY12, particularly through the establishment of the Tri-Valley HRC (HPRP) in 2009, the TVHOC which opened in Livermore in September 2005, the update to the Tri-Valley Human Services Needs Assessment in 2011, and production of the Tri-Valley Pocket Guide to Human Services (in English and Spanish). The cities have sponsored joint training workshops for grant recipients and have collaborated on annual CDBG application and contract workshops and subrecipient monitoring. The cities of Pleasanton and Livermore also held a joint workshop to brainstorm Consolidated Plan goals in September 2009.

**Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement**

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Priority #8: Increase the availability of service-enriched housing for persons with special needs.				
Promote the production of affordable housing both transitional and permanent with supportive services by supporting the acquisition and rehabilitation and new construction of units by non-profit developers.	Create 300 units of transitional and permanent housing county-wide for special needs individuals and families who are extremely low and low income households.	There will be 55 unit-years of affordability in rental projects.	N/A	(Accomplishments reported by Alameda County)
Promote the production of affordable housing both transitional and permanent with supportive services for people with HIV/AIDS by supporting the acquisition and rehabilitation and new construction of units by non-profit developers.	Approximately 350 people living with HIV will receive housing assistance through the use of HOPWA development funds.	90% of HOPWA clients will be able to maintain housing stability, avoid homelessness and access care.	[see county-wide objectives]	(Accomplishments reported by Alameda County)
Increase the availability of supportive housing opportunities for special needs groups through construction of new supportive housing for seniors and disabled persons and rehabilitation of existing housing to serve as supportive housing for seniors and disabled persons.	Continue efforts to support the operation of an assisted living facility for seniors on a City-owned parcel at Sunol Boulevard and Junipero Drive immediately south of the Pleasanton Senior Center.	30 units of assisted living (including housing and services) for low and very low income elderly persons will be available throughout the five-year period.	Six units of assisted living will be available	As described earlier, the Parkview assisted living facility project was completed and opened in February 2007. Now occupied, the facility provides 31 assisted living units on an ongoing basis for very low and extremely low income elderly, a significant accomplishment given the extremely high subsidies required to achieve affordability in the service-rich assisted living model of housing. The Parkview is considered to be a model for bringing assisted living services within the scope of affordability of very low and extremely low income seniors.

**Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement**

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
	Provide assistance to local nonprofit agencies (e.g., HOUSE, Inc., BACS, RCD, and others) seeking to construct or acquire housing for special needs populations in Pleasanton, including persons with physical, mental, and developmental disabilities.	Estimated 30 low and very low income disabled persons assisted during the five-year period.	Six units of special needs housing will be constructed or acquired	The City provided a loan of \$200,000 in FY 09 to Tri-Valley REACH (formerly HOUSE, Inc.) to acquire new housing for adults with developmental disabilities. The agency was able to locate and purchase a new property in FY 10. The new site (the agency's fifth Pleasanton property) serves 3 very low income clients with developmental disabilities. Supportive services are provided through the Regional Center of the East Bay. The City is currently working with REACH as well as a new nonprofit, Sunflower Hills, to locate and finance the purchase of additional properties given the currently favorable housing market conditions.
	Preserve and maintain the existing stock of housing units available to seniors and disabled persons.	N/A	N/A	There have been no losses of housing units designated for seniors and disabled persons in FY12.

Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Priority Community Development Need #1: Improve community health and access to basic and specialty care including dental and optometry care, behavioral and mental health care services particularly for low income, uninsured and under-insured residents with emphasis on activities that 1) support the maintenance and expansion of services and programs aimed at wellness and preventative care services; and 2) increase outreach and access for underserved populations including limited English speaking persons, youth, disabled, seniors and homeless persons.				
Increase the availability and access to basic and specialty care including dental and optometry care, behavioral and mental health care services particularly for low income, uninsured and under-insured residents.	Continue to provide technical and material support to Axis Community Health and its operation of the clinic located at 4361 Railroad Street in downtown Pleasanton (and its satellite facilities).	12,000 unduplicated individuals will receive medical services throughout the five-year period.	2,400 unduplicated individuals will receive medical services during the fiscal year.	Axis Community Health served nearly 900 low-income, uninsured Pleasanton residents access to healthcare benefits and services in FY11. Although not funded this year through CDBG, the agency provided general medical services to over 4,000 unduplicated individuals without insurance.
Priority Community Development Need #2: Increase and maintain affordable and accessible wellness and development opportunities for youth that are age-appropriate.				
Support the provision of adequate child care and supervised youth activities	[see Youth Master Plan for Pleasanton]	[performance data from the Youth Master Plan will be reported generally in each year's Annual Action Plan]	[see Youth Master Plan for Pleasanton]	As shown in Table P-1, a combination of CDBG and City funds were provided to several agencies that focus on the provision of programs and services for youth and children.
Support the City of Pleasanton's adopted Community of Character principles	[see Youth Master Plan for Pleasanton]	[performance data from the Youth Master Plan will be reported generally in each year's Annual Action Plan]	[see Youth Master Plan for Pleasanton]	In FY 10, the City incorporated the Community of Character Principles to the application for Housing and Human Services Grant (HHSG) funds. These principles were carried forward to the FY 21 grant process.
Support programs that foster healthy youth and families	[see Youth Master Plan for Pleasanton]	[performance data from the Youth Master Plan will be reported generally in each year's Annual Action Plan]	[see Youth Master Plan for Pleasanton]	As shown in Table P-1, a combination of CDBG and City funds were provided to several agencies that focus on the provision of programs and services for youth and families.
Support programs that create jobs and leadership opportunities for youth	[see Youth Master Plan for Pleasanton]	[performance data from the Youth Master Plan will be reported generally in each year's Annual Action Plan]	[see Youth Master Plan for Pleasanton]	As shown in Table P-1, a combination of CDBG and City funds were provided to several agencies that focus on the provision of programs and services for youth.

Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Support the development of strong communication and access for local youth	[see Youth Master Plan for Pleasanton]	[performance data from the Youth Master Plan will be reported generally in each year's Annual Action Plan]	[see Youth Master Plan for Pleasanton]	As shown in Table P-1, a combination of CDBG and City funds were provided to several agencies that focus on the provision of programs and services for youth.

**Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement**

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Priority Community Development Need #3: Support and expand programs and opportunities that keep seniors engaged and involved in their community.				
Improve access to senior programs for homebound seniors	Work with the City of Pleasanton Paratransit Program and agencies that deliver services to seniors (e.g., Spectrum, Open Heart Kitchen, Senior Support Program, etc.) to improve outreach and access.	The number of clients in these programs will increase by 20% during the five-year period.	The number of clients in these programs will increase by 4% during the fiscal year.	The number of clients in these programs increased by over 10% in FY12.
Improve access to local and regional transportation	Work with the City Paratransit Program, WHEELS, and other senior-serving agencies to improve the coordination of transportation with services.	Improved transportation coordination will result in a service increase of 20% during the five-year period.	The number of clients in these programs will increase by 4% during the fiscal year.	The number of clients in these programs increased by over 10% in FY12.
Priority Community Development Need #4: Foster and encourage innovative programs that meet emerging community needs with emphasis on low income and underserved populations.				
Foster and encourage innovative programs that meet emerging community needs with emphasis on low income and underserved populations	Continue implementation and refinement of the Housing and Humans Services Grant (HHSO) program as a resource for fostering innovative programs and services	Three entirely new programs or services for low income and/or underserved populations will be assisted during the five-year period	Approximately one new program or service for low income and/or underserved populations will be assisted during the fiscal year.	One new program (East Bay Innovations "Ticket to Work" program) was assisted in FY12. The City also allocated approximately \$22,000 over a two-year period to initiate a regional food storage project that was implemented in FY12 through a collaborative of several agencies involved in food delivery services for low income under the leadership of Open Heart Kitchen.
Priority Community Development Need #5: Public Service Support				
Provide HHSO funds to approximately 10 to 15 local non-profit agencies each year.	Provide services in the following areas: child care services; services for persons with developmental disabilities; shelter, counseling, and related services for domestic violence victims; pediatric medical services; services for victims of HIV/AIDS; services to Pleasanton school-age at-risk youth; meal delivery service to homebound elderly persons; Alzheimers counseling and referral services and senior day care; bereavement counseling for low income seniors.	N/A	N/A	As shown in Table P-1, a combination of CDBG and City funds were provided to approximately 20 agencies that provide a wide range of services and housing for low income Pleasanton residents.

**Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement**

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Priority Community Development Need #6: Capital Improvement Projects				
Allocate CDBG funds for the acquisition of housing for the developmentally disabled, domestic violence shelter improvements, and major capital improvements at a community medical clinic.	Contribute HOME and City Housing funds toward the acquisition of new housing for developmentally disabled persons by HOUSE, Inc., a local non-profit agency which has received CDBG funding in the past.	N/A	N/A	The City allocated \$200,000 in FY 10 to REACH (formerly HOUSE, Inc.) to acquire new housing for adults with developmental disabilities. The agency was able to locate and purchase a new property (its fifth in Pleasanton). The new site serves 3 very low income disabled clients.
	Allocate CDBG funds toward the capital improvements at a shelter facility run by Tri-Valley Haven for women and children victims of domestic violence.	N/A	N/A	While no funding was requested in FY12 for capital improvements, the City allocated \$8,058 to TVH in FY 10 to make accessibility improvements to the parking lot, pedestrian pavement, and playground areas. In addition, \$35,000 was allocated the prior year to fund other capital improvements at the shelter facility.
	Allocate funding for major rehabilitation activities at Axis Community Health clinic.	N/A	N/A	As show in Table P-1, \$100,000 was allocated to Axis Community Health in FY12 to fund predevelopment activities associated with the acquisition of a new clinic site in Pleasanton as part of a multi-year ongoing project to expand the facility and service capacity of the community clinic.
	Allocate CDBG funds in the longer term to non profit agencies seeking assistance with specific capital improvement projects. Specific projects have not yet been identified but will be considered on a case-by-case basis through the annual CDBG allocation process.	N/A	N/A	(Refer to Table P-1 for a summary of the activities that were funded with CDBG grants in FY12)
Priority Community Development Need #7: Downtown Economic Development				

Table P-3:
City of Pleasanton FY 2012 CAPER - Performance Measurement

Five Year Objectives	Five Year Goals	Performance Measures	Current Year's Objectives (FY12)	Cumulative Accomplishments
Continue to support the Downtown Design Assistance loan program using City funds.	Assist businesses based on demand. If increased need is perceived, consider expanding the program and adjusting according to level and types of need.	One to two businesses will receive assistance each year during the five-year period.	One business will receive assistance	Although this program has been promoted by the City's Economic Development Division, no businesses sought assistance in FY12.

**Exhibit B-1
Summary of Housing Accomplishments**

Name of Grantee: City of Pleasanton State: California Program Year: 2012

Priority Need Category	Actual Units
Renters	
0-30% of MFI	0
31-50% of MFI	0
51-80% of MFI	0
Total	<u>0</u>
Owners	
0-30% of MFI	3
31-50% of MFI	5
51-80% of MFI	6
Total	<u>14</u>
Homeless*	
Individuals	75
Families	150
Total	<u>225</u>
Non-Homeless Special Needs	
Total	<u>0</u>
Total Housing	<u>239</u>
Total 215 Housing	<u>239</u>

* Homeless families and individuals assisted with transitional and permanent housing.

Total Housing	
White	156
Black	16
Native American	2
Asian/Pacific	33
Other	33
Total Racial/Ethnic	<u>239</u>
Hispanic	59

Exhibit B-2
Summary of Community Development Accomplishments
For Public Facilities and Improvements

Name of Grantee: City of Pleasanton State: California Program Year: 2012

Priority Need Category	Actual Number of Projects Assisted	Actual Number of Projects Completed
Public Facilities		
Senior Centers		
Handicapped Centers	1	1
Homeless Centers		
Youth Centers		
Neighborhood Facilities		
Child Care Centers		
Parks and/or Recreation Facilities		
Health Facilities	1	1
Parking Facilities		
Abused/Neglected Facilities		
AIDS Facilities		
Other Public Facilities		
Public Improvements		
Solid Waste Improvements		
Flood Drain Improvements		
Water Improvements		
Street Improvements		
Sidewalk Improvements		
Sewer Improvements		
Asbestos Removal		
Other Infrastructure Improvements		
Other		
Other		

Exhibit B-3
Summary of Community Development Accomplishments
For Public Services

Name of Grantee: City of Pleasanton State: California Program Year: 2012

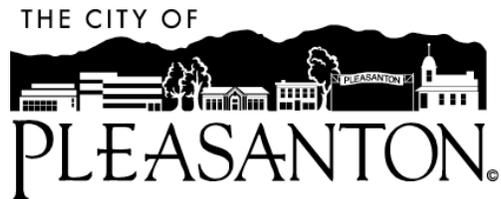
Priority Need Category	Actual Number of Persons Served
Public Services	
Senior Services	659
Handicapped Services	29
Youth Services	
Transportation Services	
Substance Abuse Services	
Employment Training	
Crime Awareness	
Fair Housing Counseling	197
Tenant/Landlord Counseling	241
Child Care Services	
Health Services	864
Other Public Services	1,004
Accessibility Needs	
Other Community Development	
Energy Efficiency Improvements	
Lead Based Paint/Hazards	
Code Enforcement	
Other	

Exhibit B-4
Summary of Community Development Accomplishments
For Economic Development

Name of Grantee: City of Pleasanton State: California Program Year: 2012

Priority Need Category	Actual Number of Businesses Assisted	Actual Number of Persons Assisted with Jobs	Actual Number of LI Persons Assisted with Jobs	Actual Number of MI Persons Assisted with Jobs
Economic Development				
Commercial-Industrial Rehabilitation				
Commercial-Industrial Infrastructure				
Other Commercial-Industrial Improvements				
Micro-Enterprises				
Other Businesses				
Technical Assistance				
Other Economic Development				

*(No economic development activities were
funded through C.D.B.G. or other federal
funds during the FY 2012 review period.)*



**Consolidated Annual
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Integrated Disbursement and Information System (IDIS) Report:

**C04PR23
Summary of Accomplishments**



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Summary of Accomplishments
 Program Year: 2012

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Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Underway Count	Underway Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Economic Development	Micro-Enterprise Assistance (18C)	0	\$0.00	1	\$0.00	1	\$0.00
	Total Economic Development	0	\$0.00	1	\$0.00	1	\$0.00
Housing	Rehab; Single-Unit Residential (14A)	3	\$51,756.00	1	\$0.00	4	\$51,756.00
	Rehab; Multi-Unit Residential (14B)	1	\$1,957.55	1	\$705.25	2	\$2,662.80
	Energy Efficiency Improvements (14F)	1	\$27,000.00	0	\$0.00	1	\$27,000.00
	Total Housing	5	\$80,713.55	2	\$705.25	7	\$81,418.80
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	1	\$11,973.00	1	\$10,000.00	2	\$21,973.00
	Senior Centers (03A)	0	\$0.00	1	\$0.00	1	\$0.00
	Health Facilities (03P)	2	\$17,877.50	1	\$536.45	3	\$18,413.95
	Total Public Facilities and Improvements	3	\$29,850.50	3	\$10,536.45	6	\$40,386.95
Public Services	Public Services (General) (05)	1	\$2,311.00	1	\$0.00	2	\$2,311.00
	Senior Services (05A)	1	\$16,977.00	1	\$0.00	2	\$16,977.00
	Health Services (05M)	2	\$17,125.43	0	\$0.00	2	\$17,125.43
	Total Public Services	4	\$36,413.43	2	\$0.00	6	\$36,413.43
General Administration and Planning	General Program Administration (21A)	1	\$44,463.31	1	\$0.00	2	\$44,463.31
	Total General Administration and Planning	1	\$44,463.31	1	\$0.00	2	\$44,463.31
Repayment of Section 108 Loans	Planned Repayment of Section 108 Loan Principal (19F)	1	\$22,104.00	1	\$0.00	2	\$22,104.00
	Total Repayment of Section 108 Loans	1	\$22,104.00	1	\$0.00	2	\$22,104.00
Grand Total		14	\$213,544.79	10	\$11,241.70	24	\$224,786.49



U.S. Department of Housing and Urban Development
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 CDBG Summary of Accomplishments
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CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Economic Development	Micro-Enterprise Assistance (18C)	Persons	0	1	1
	Total Economic Development		0	1	1
Housing	Rehab; Single-Unit Residential (14A)	Housing Units	36	3	39
	Rehab; Multi-Unit Residential (14B)	Housing Units	0	40	40
	Energy Efficiency Improvements (14F)	Housing Units	1	0	1
	Total Housing		37	43	80
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	Persons	200	0	200
		Public Facilities	0	1,800	1,800
	Health Facilities (03P)	Public Facilities	0	3,830	3,830
	Total Public Facilities and Improvements		200	5,630	5,830
Public Services	Public Services (General) (05)	Persons	7	185	192
	Senior Services (05A)	Persons	145	206	351
	Health Services (05M)	Persons	893	0	893
	Total Public Services		1,045	391	1,436
Grand Total			1,282	6,065	7,347



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CDBG Beneficiaries by Racial / Ethnic Category

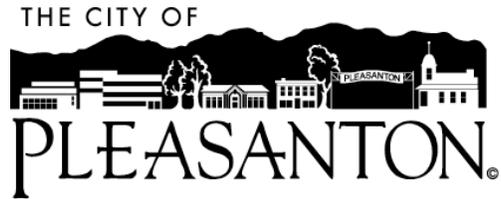
Housing-Non Housing	Race	Total Persons	Total Hispanic		Total Hispanic Households	
			Persons	Total Households		
Housing	White	0	0	55	0	
	Black/African American	0	0	2	0	
	Asian	0	0	20	0	
	Other multi-racial	0	0	3	3	
	Total Housing	0	0	80	3	
Non Housing	White	3,209	800	0	0	
	Black/African American	241	30	0	0	
	Asian	792	100	0	0	
	American Indian/Alaskan Native	84	0	0	0	
	Native Hawaiian/Other Pacific Islander	31	15	0	0	
	American Indian/Alaskan Native & White	24	12	0	0	
	Asian & White	80	5	0	0	
	Black/African American & White	14	5	0	0	
	Amer. Indian/Alaskan Native & Black/African Amer.	15	0	0	0	
	Other multi-racial	2,777	2,315	0	0	
	Total Non Housing	7,267	3,282	0	0	
	Grand Total	White	3,209	800	55	0
		Black/African American	241	30	2	0
Asian		792	100	20	0	
American Indian/Alaskan Native		84	0	0	0	
Native Hawaiian/Other Pacific Islander		31	15	0	0	
American Indian/Alaskan Native & White		24	12	0	0	
Asian & White		80	5	0	0	
Black/African American & White		14	5	0	0	
Amer. Indian/Alaskan Native & Black/African Amer.		15	0	0	0	
Other multi-racial		2,777	2,315	3	3	
Total Grand Total		7,267	3,282	80	3	



PLEASANTON

CDBG Beneficiaries by Income Category

	Income Levels	Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	3	0	0
	Low (>30% and <=50%)	5	0	0
	Mod (>50% and <=80%)	6	0	0
	Total Low-Mod	14	0	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	14	0	0
Non Housing	Extremely Low (<=30%)	0	0	305
	Low (>30% and <=50%)	0	0	1,625
	Mod (>50% and <=80%)	0	0	15
	Total Low-Mod	0	0	1,945
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	0	0	1,945



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Integrated Disbursement and Information System (IDIS) Report:

C04PR26

CDBG - Financial Summary Report



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	240,234.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	240,234.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	158,219.18
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	158,219.18
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	44,463.31
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	22,104.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	224,786.49
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	15,447.51

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	153,005.88
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	153,005.88
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	96.71%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	36,413.43
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	36,413.43
32 ENTITLEMENT GRANT	240,234.00
33 PRIOR YEAR PROGRAM INCOME	48,804.35
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	289,038.35
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	12.60%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	44,463.31
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	44,463.31
42 ENTITLEMENT GRANT	240,234.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	240,234.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	18.51%



Office of Community Planning and Development
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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

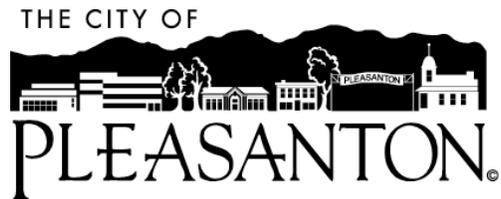
Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2007	3	186	PLEASANTON GARDENS / SENIOR HSG REHAB	14B	LMH	\$705.25
2009	12	253	RIDGE VIEW COMMONS / PEDESTRIAN REPAVING	14B	LMH	\$1,957.55
Total						\$2,662.80

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2008	4	201	5474731	AXIS COMM HEALTH / WOMEN'S HEALTH CENTER	03P	LMC	\$536.45
2011	3	244	5474731	AXIS COMMUNITY HEALTH / PRE-DEV FOR CAPITAL PROJECT	03P	LMC	\$15,327.00
2011	4	245	5535207	NEIGHBORHOOD SOLUTIONS / HOUSING REHAB PROGRAM	14A	LMH	\$38,817.10
2011	5	246	5474731	AXIS COMM HEALTH / HEALTHCARE ACCESS FOR UNINSURED	05M	LMC	\$10,396.00
2011	7	249	5474731	GRID ALTERNATIVES / SOLAR AFFORDABLE HOUSING REHAB PROG	14F	LMH	\$1,913.30
2011	7	249	5535207	GRID ALTERNATIVES / SOLAR AFFORDABLE HOUSING REHAB PROG	14F	LMH	\$25,086.70
2011	9	252	5474731	TRI-VALLEY HAVEN / SOJOURNER HOUSE HOMELESS SHELTER OPERATION	05	LMC	\$2,311.00
2011	11	251	5535207	OPEN HEART KITCHEN / REGIONAL FOOD STORAGE PROJECT	03	LMC	\$11,973.00
2012	4	257	5535207	NEIGHBORHOOD SOLUTIONS / HOUSING REHAB PROGRAM	14A	LMH	\$12,938.90
2012	5	258	5535207	AXIS COMM HEALTH / HEALTHCARE ACCESS FOR UNINSURED	05M	LMC	\$6,729.43
2012	6	259	5535207	OPEN HEART KITCHEN / SENIOR HOT MEAL PROGRAM	05A	LMC	\$16,977.00
2012	7	260	5535207	OPEN HEART KITCHEN / REGIONAL FOOD STORAGE PROJECT	03	LMC	\$10,000.00
Total							\$153,005.88



**Consolidated Annual
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Report (CAPER)**

FY 2012

Integrated Disbursement and Information System (IDIS) Report:

C04PR03

CDBG - Summary of Activities



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2012
PLEASANTON

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PGM Year: 2007
Project: 0002 - COMMUNITY TO PEOPLE - MICROBRIDGE LOANS
IDIS Activity: 185 - COMMUNITY TO PEOPLE / MICROBRIDGE LOANS

Status: Completed 10/30/2012 12:00:00 AM
 Location: (CITYWIDE) PLEASANTON, CA 94566

Objective: Create economic opportunities
 Outcome: Sustainability
 Matrix Code: Micro-Enterprise Assistance (18C) National Objective: LMC

Initial Funding Date: 10/05/2007

Description:
 PROVISION OF SMALL MICROBRIDGE LOANS TO LOW-INCOME INDIVIDUALS

Financing

Funded Amount: 698.89
 Drawn Thru Program Year: 698.89
 Drawn In Program Year: 0.00

Proposed Accomplishments

People (General) : 4

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	1	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	1
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	1
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2007	CDBG HELPED FUND TWO MICROBRIDGE LOANS TO ONE INDIVIDUAL TO HELP HER MEET IMPORTANT EXPENSES WHILE SHE WAS PURSUING HER EDUCATION AT A LOCAL COMMUNITY COLLEGE. SHE HAS STAYED ON TRACK PAYING BACK BOTH LOANS. THE AGENCY IS CURRENTLY WORKING WITH A LOCAL CREDIT UNION TO START A LOW COST LOAN PROGRAM. PROGRESS HAS BEEN SLOW DUE TO LOW DEMAND FOR THE PROGRAM. FUNDS HAVE BEEN CARRIED OVER YEAR TO YEAR TO FY 2010.	
2011	This project was a new concept (to provide microbridge loans to low-income individuals) that was implemented as a new economic development tool in FY 2007. The project has progressed extremely slowly due to low demand (only two micro loans issued and \$698.89 expended since its start in July 2007). The agency was sent a letter on October 30, 2012, advising that the City intends to terminate the funding agreement and reprogram the remaining unused funds (currently \$4,301.11) effective December 31, 2012. Any funds that are unused and remaining as of that date will be reallocated as part of next year's grant cycle for FY 2013.	

PGM Year: 2007
Project: 0003 - PLEASANTON GARDENS / SENIOR HOUSING REHAB
IDIS Activity: 186 - PLEASANTON GARDENS / SENIOR HSG REHAB

Status: Completed 6/30/2010 12:00:00 AM Objective: Create suitable living environments
 Location: 251 Kottinger Dr Pleasanton, CA 94566-7162 Outcome: Availability/accessibility
 Matrix Code: Rehab; Multi-Unit Residential (14B) National Objective: LMH

Initial Funding Date: 10/05/2007

Financing

Funded Amount: 16,705.25
 Drawn Thru Program Year: 16,705.25
 Drawn In Program Year: 705.25

Description:

MISCELLANEOUS HOUSING REHAB PROJECTS AT RENTAL COMPLEX FOR VERY LOW AND EXTREMELY LOW INCOME SENIORS AGED 62 AND OLDER

Proposed Accomplishments

Housing Units : 40

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	17	0	17	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	20	0	20	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	3	3	3	3	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	40	3	40	3	0	0

Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	25	25	0
Low Mod	0	15	15	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	40	40	0
Percent Low/Mod		100.0%	100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2007	EXTERIOR REPAINTING WAS DELAYED SLIGHTLY DUE TO WEATHER AND BUDGETARY ISSUES BUT WAS COMPLETED IN OCTOBER 2008.	

PGM Year: 2008
Project: 0004 - AXIS COMMUNITY HEALTH / COMMUNITY CLINIC IMPROVEMENTS
IDIS Activity: 201 - AXIS COMM HEALTH / WOMEN'S HEALTH CENTER

Status: Completed 6/30/2011 12:00:00 AM
Location: 4361 Railroad Ave Pleasanton, CA 94566-6611
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Health Facilities (03P) **National Objective:** LMC

Initial Funding Date: 09/18/2008

Financing
Funded Amount: 100,536.45
Drawn Thru Program Year: 100,536.45
Drawn In Program Year: 536.45

Description:
 REHAB EXISTING COMMUNITY CLINIC TO CREATE A NEW WOMEN'S HEALTH CENTER SERVING INDIGENT WOMEN LACKING INSURANCE OR ACCESS TO MEDICAL CARE

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	1,187	0
Black/African American:	0	0	0	0	0	0	115	0
Asian:	0	0	0	0	0	0	380	0
American Indian/Alaskan Native:	0	0	0	0	0	0	76	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2,072	1,992

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	3,830	1,992
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	2,000
Low Mod	0	0	0	1,524
Moderate	0	0	0	306
Non Low Moderate	0	0	0	0
Total	0	0	0	3,830
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2008	THE CITY ALLOCATED APPROXIMATELY \$314K TO AXIS IN FY 06, 07, AND 08 IN SUPPORT OF THE CONSTRUCTION OF A WOMEN'S CLINIC IN DOWNTOWN PLEASANTON. CONSTRUCTION ON THE MULTI-YEAR PROJECT WAS COMPLETED JULY 2009.	

PGM Year: 2010
Project: 0005 - NEIGHBORHOOD SOLUTIONS / HOUSING REHAB PROGRAM
IDIS Activity: 234 - Neighborhood Solutions Housing Rehab Program

Status: Open Objective: Create suitable living environments
Location: [Citywide] Pleasanton, CA 94566 Outcome: Sustainability
Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 08/12/2010

Financing

Funded Amount: 138,139.00
Drawn Thru Program Year: 128,745.93
Drawn In Program Year: 0.00

Description:

Provision of low-interest loans and small grants to low-income Pleasanton homeowners to make necessary health and safety improvements to their homes

Proposed Accomplishments

Housing Units : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	12	0	0	0	12	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0

Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	12	0	0	0	12	0	0	0

Female-headed Households: 10 0 10

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	10	0	10	0
Moderate	2	0	2	0
Non Low Moderate	0	0	0	0
Total	12	0	12	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2010	Twelve (12) projects were completed in FY 2010, including one loan and eleven grants. The program focused primarily on energy efficiency items, including new windows (dual pane), also new roofs and high efficiency heating and air conditioning systems. We also replaced several old water heaters with new, high efficiency Energy Star water heaters. In order to lower costs this year NS utilized more sub-contractors (i.e. water heater companies) vs. general contractors in the bid process.	

PGM Year: 2010
Project: 0014 - TRI-VALLEY YMCA/ADULT DAY CARE BLDG RENOVATION
IDIS Activity: 241 - Tri-Valley YMCA Adult Day Care Bldg Renovation

Status: Canceled 6/3/2013 2:18:20 PM Objective: Create suitable living environments
Location: 7500 Amarillo Rd Dublin, CA 94568-2224 Outcome: Availability/accessibility
Matrix Code: Senior Centers (03A) National Objective: LMC

Initial Funding Date: 08/12/2010

Financing

Funded Amount: 0.00
Drawn Thru Program Year: 0.00
Drawn In Program Year: 0.00

Description:

Renovation of bathroom and stage areas at Nielsen School in Dublin (leased from Dublin Unified School District) to open a new adult day care program for frail elders

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

<i>Number assisted:</i>	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic

White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2010	August 2011: Tri-Valley YMCA is working with City of Dublin officials required facility modifications necessary in order to establish the adult day care facility (e.g., fire prevention, curb cuts, sidewalk repairs, etc.). Rehab work is scheduled to begin October 2011. FY 2010 funds were carried over to allow completion of the project which was to be jointly funded by three jurisdictions. However, YMCA subsequently cancelled the project. The activity was defunded by the City in June 2013.	
PGM Year:	2011	
Project:	0001 - CDBG ADMINISTRATION	
IDIS Activity:	242 - CDBG ADMINISTRATION	
Status:	Completed 8/17/2012 12:00:00 AM	Objective:
Location:	,	Outcome:
		Matrix Code: General Program Administration (21A)
		National Objective:
Initial Funding Date:	09/16/2011	Description:
Financing		Administration of CDBG program by City of Pleasanton staff.
Funded Amount:	49,900.00	
Drawn Thru Program Year:	49,900.00	
Drawn In Program Year:	0.00	

Proposed Accomplishments

Actual Accomplishments

<i>Number assisted:</i>	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0
Female-headed Households:					0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2011
Project: 0002 - SOJOURNER HOUSE / SECTION 108 LOAN REPAYMENT
IDIS Activity: 243 - SOJOURNER HOUSE / SEC 108 LOAN REPAYMENT (2011)

Status: Completed 8/17/2012 12:00:00 AM Objective:
 Location: , Outcome:

Initial Funding Date: 09/16/2011

Financing

Funded Amount: 22,211.00
 Drawn Thru Program Year: 22,211.00
 Drawn In Program Year: 0.00

Description:

Annual payment (9th of 11) on Section 108 loan used to acquire and rehabilitate the Sojourner House family shelter (9th of 11 annual payments).

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0

Female-headed Households: 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2011
Project: 0003 - AXIS COMMUNITY HEALTH / PRE-DEVELOPMENT FOR CAPITAL PROJECT
IDIS Activity: 244 - AXIS COMMUNITY HEALTH / PRE-DEV FOR CAPITAL PROJECT

Status: Open
 Location: 4361 Railroad Ave Pleasanton, CA 94566-6611

Objective: Create suitable living environments
 Outcome: Availability/accessibility
 Matrix Code: Health Facilities (03P) National Objective: LMC

Initial Funding Date: 09/16/2011

Financing
 Funded Amount: 18,000.00
 Drawn Thru Program Year: 18,000.00
 Drawn In Program Year: 15,327.00

Description:
 Pre-development work (soft costs, planning, etc.) related to a capital project to relocate the existing Axis Community Health Center community clinic to a new site from its current location in downtown Pleasanton.

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Total: 0 0 0 0 0 0 893 402

Female-headed Households: 0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	666
Low Mod	0	0	0	227
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	893
Percent Low/Mod	100.0%			

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2011	A total of 893 Pleasanton residents received enrollment services during the project year. As a result of this service, these residents were able to access primary care medical services. Research indicates that uninsured people rarely seek health care until they are critically ill, resulting in expensive emergency room visits. In the Tri-Valley, uncompensated emergency room visits for uninsured persons cost millions of dollars each year. Many visits could have been prevented if patients had had a "medical home" for primary and preventive health care. Availability of care results in lower health care costs to the community. It also results in an improvement in the health of the community as a whole. Axis's innovative enrollment service positively impacts the community by improving access to care.	

PGM Year: 2011
Project: 0006 - OPEN HEART KITCHEN / LOW-INC HOT MEAL PROGRAM (TRINITY)
IDIS Activity: 247 - OPEN HEART KITCHEN / LOW-INC HOT MEAL PROGRAM (TRINITY)

Status: Completed 8/17/2012 12:00:00 AM Objective: Create suitable living environments
Location: 1225 Hopyard Rd Pleasanton, CA 94566-6414 Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05) National Objective: LMC

Initial Funding Date: 09/16/2011

Financing **Description:**
Hot meal program (congregate and delivered) for low income Pleasanton residents provided through Trinity Lutheran Church in Pleasanton.

Funded Amount: 9,241.00

Drawn Thru Program Year: 9,241.00

Drawn In Program Year: 0.00

Proposed Accomplishments

People (General) : 200

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	70	0
Black/African American:	0	0	0	0	0	0	8	0
Asian:	0	0	0	0	0	0	17	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0

Asian White:	0	0	0	0	0	0	10	0
Black/African American & White:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	78	45
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	185	45

Female-headed Households: 0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	44
Low Mod	0	0	0	56
Moderate	0	0	0	85
Non Low Moderate	0	0	0	0
Total	0	0	0	185
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2011	We served 8604 total hot meals From January 1, 2012 to June 30 2012, at the Pleasanton serving location. CDBG funds paid for 3514 of the total meals served. From July 1st, 2011 through June 30, 2012 we served a total of 17,376 hot meals in Pleasanton. In addition to the hot meal program in Pleasanton. Open Heart Kitchen provided 9140 weekend lunches to low income children at Valley View School here in Pleasanton. No CDBG funds have been used for this project. Many times all a person needs is a helping hand to regain their dignity and move toward a successful life. With the communities help, we try to provide that safety net against hunger for our clients. We also fill that the volunteer opportunities provide Pleasanton residents a pathway to be involved as a community to reach out and help our neighbors from all walks of life.	

PGM Year: 2011
Project: 0008 - OPEN HEART KITCHEN / SENIOR HOT MEAL PROGRAM (RIDGE VIEW COMMONS)
IDIS Activity: 248 - OPEN HEART KITCHEN / SENIOR HOT MEAL PROGRAM

Status: Completed 8/17/2012 12:00:00 AM Objective: Create suitable living environments
Location: 5200 Case Ave Pleasanton, CA 94566-3202 Outcome: Availability/accessibility
Matrix Code: Senior Services (05A) National Objective: LMC

Initial Funding Date: 09/16/2011

Financing
Funded Amount: 12,013.00
Drawn Thru Program Year: 12,013.00
Drawn In Program Year: 0.00

Description:
Provision of hot meals to low-income Pleasanton seniors through the Ridge View Commons senior housing dining room.

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

<i>Number assisted:</i>	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic

White:	0	0	0	0	0	0	137	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	14	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	5	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	50	21
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	206	21

Female-headed Households: 0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	22
Low Mod	0	0	0	74
Moderate	0	0	0	100
Non Low Moderate	0	0	0	10
Total	0	0	0	206
Percent Low/Mod				95.1%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2011	Open Heart Kitchen Goal was to serve 145 Low income seniors 7337 Senior Friendly nutritious meals at Ridge View commons senior center. We serve Monday through Friday from 4:00 to 6:00 pm. The meals are freshly prepared on site each serving day. From July 1st 2011 to June 30 2012. Open Heart Kitchen has served 12,154 senior meals to 206 senior guest. CDBG money has paid for 7338 of the total meals served at Ridge View commons. Open Heart Kitchen also provided nutritional education for the seniors each quarter, as well as classes on helping seniors with depression, and food interaction with medications.	

PGM Year: 2011
Project: 0007 - GRID ALTERNATIVES / SOLAR AFFORDABLE HOUSING REHAB PROG
IDIS Activity: 249 - GRID ALTERNATIVES / SOLAR AFFORDABLE HOUSING REHAB PROG

Status: Open
Location: [various] Pleasanton, CA 94566

Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Energy Efficiency Improvements (14F) National Objective: LMH

Initial Funding Date: 09/16/2011

Financing

Funded Amount: 27,000.00
Drawn Thru Program Year: 27,000.00

Description:

Provision of technical and financial assistance to low-income Pleasanton homeowners to install photo-voltaic solar energy systems to reduce energy costs and conserve energy.

Drawn In Program Year: 27,000.00

Proposed Accomplishments

Housing Units : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	1	0	1	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2011	We installed 1 solar PV system for a low income family in Pleasanton (below 80% AMI). A total of 2.1kW were installed, which translates into the following environmental and economic impacts for the families and the Pleasanton community: ħ \$19,346 value of energy generated by this system over its lifetime (savings to family) ħ 65 tons of greenhouse gas emissions prevented (equivalent of planting 190 trees) ħ 1 paid work opportunity created for a job trainee (who was unemployed before this project).	

PGM Year: 2011
Project: 0010 - REACH / DEVELOPMENTALLY DISABLED HOUSING REHAB
IDIS Activity: 250 - REACH / DEV-DISABLED HOUSING REHAB

Status: Completed 8/17/2012 12:00:00 AM Objective: Provide decent affordable housing
 Location: 313 Trenton Cir Pleasanton, CA 94566-7190 Outcome: Availability/accessibility

Initial Funding Date: 09/16/2011

Description:

Replacement of dilapidated fencing at existing supportive housing facility for developmentally disabled adults located on Trenton Circle in Pleasanton.

Financing

Funded Amount: 3,000.00
 Drawn Thru Program Year: 3,000.00
 Drawn In Program Year: 0.00

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	2	0	2	0	0	0
Black/African American:	0	0	1	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	3	0	3	0	0	0
Female-headed Households:	0		3		3			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	3	3	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	3	3	0
Percent Low/Mod		100.0%	100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2011	CDBG funds allowed REACH to replace a dilapidated fence at its residential property for developmentally disabled adults located on Trenton Circle. The fence replacement allows REACH to provide safe and quality low income housing for the disabled population of the TriValley.	

PGM Year: 2011
Project: 0011 - OPEN HEART KITCHEN / REGIONAL FOOD STORAGE PROJECT
IDIS Activity: 251 - OPEN HEART KITCHEN / REGIONAL FOOD STORAGE PROJECT

Status: Open
Location: 3333 Busch Rd Pleasanton, CA 94566-8455

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Facilities and Improvement (General) (03) National Objective: LMC

Initial Funding Date: 09/16/2011

Financing

Funded Amount: 11,973.00
Drawn Thru Program Year: 11,973.00
Drawn In Program Year: 11,973.00

Description:

Soft and hard costs associated with the establishment of a regional food storage facility (freezerrefrigerator) for collaborative use by Tri-Valley agencies involved in food distribution activities benefitting low-income residents.

Proposed Accomplishments

People (General) : 200

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	150	0
Black/African American:	0	0	0	0	0	0	5	0
Asian:	0	0	0	0	0	0	15	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	30	30
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	200	30
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	50
Low Mod	0	0	0	50
Moderate	0	0	0	90
Non Low Moderate	0	0	0	10
Total	0	0	0	200
Percent Low/Mod				95.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2011	Funds were allocated to Open Heart Kitchen (OHK) as the lead agency for a collaborative of nonprofit agencies that provide food to low-income and indigent persons. OHK used the funds to conduct predevelopment work and purchase three modular food storage units (refrigerator, freezer, and dry food storage) for use by the collaborative to store food (including donated food) for their food distribution programs. The project was carried over into early FY 2012-13. Beneficiary data is estimated based on OHK's current client population.	

PGM Year: 2011
Project: 0009 - TRI-VALLEY HAVEN / SOJOURNER HOUSE HOMELESS SHELTER OPERATION
IDIS Activity: 252 - TRI-VALLEY HAVEN / SOJOURNER HOUSE HOMELESS SHELTER OPERATION

Status: Open Objective: Create suitable living environments
 Location: 559 Meadowlark St Livermore, CA 94551-4207 Outcome: Availability/accessibility
 Matrix Code: Public Services (General) (05) National Objective: LMC

Initial Funding Date: 09/16/2011

Financing Description: Case management services for residents of Sojourner House family emergency shelter.

Funded Amount: 2,311.00
 Drawn Thru Program Year: 2,311.00
 Drawn In Program Year: 2,311.00

Proposed Accomplishments

People (General) : 30

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	2	0
Black/African American:	0	0	0	0	0	0	2	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	7	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	5

Low Mod	0	0	0	2
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	7
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2011	Sojourner House provides shelter, case management, and life skills to families who are homeless. It is the only homeless program that takes men with their families and one of only two shelters that takes children of all ages (no restrictions on teenagers) meeting a major need within the community. The program is successful in assisting families in increasing their resources and obtaining safe and secure housing. A total of 7 Pleasanton residents were served in FY 2011.	

PGM Year: 2009
Project: 0012 - RIDGE VIEW COMMONS / PEDESTRIAN REPAVING
IDIS Activity: 253 - RIDGE VIEW COMMONS / PEDESTRIAN REPAVING

Status: Open
Location: 5200 Case Ave Pleasanton, CA 94566-3202

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Rehab; Multi-Unit Residential (14B) National Objective: LMH

Initial Funding Date: 01/05/2012

Financing

Funded Amount: 1,957.55
Drawn Thru Program Year: 1,957.55
Drawn In Program Year: 1,957.55

Description:

REPAIR OF PEDESTRIAN PAVEMENT AREAS IN 200-UNIT APARTMENT COMPLEX FOR LOW AND VERY LOW INCOME SENIORS.

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							

Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2012
Project: 0001 - CDBG ADMINISTRATION
IDIS Activity: 254 - CDBG ADMINISTRATION

Status: Open
 Location: ,

Objective:
 Outcome:
 Matrix Code: General Program Administration (21A) National Objective:

Initial Funding Date: 08/17/2012

Financing

Funded Amount: 48,047.00
 Drawn Thru Program Year: 44,463.31
 Drawn In Program Year: 44,463.31

Description:
 Administration of CDBG program by City of Pleasanton staff.

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		

Black/African American & White:	0	0							
American Indian/Alaskan Native & Black/African American:	0	0							
Other multi-racial:	0	0							
Asian/Pacific Islander:	0	0							
Hispanic:	0	0							
Total:	0								

Female-headed Households: 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2012
Project: 0002 - SOJOURNER HOUSE / SECTION 108 LOAN REPAYMENT
IDIS Activity: 255 - SOJOURNER HOUSE / SEC 108 LOAN REPAYMENT (2012)

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: Planned Repayment of Section 108 Loan Principal (19F) National Objective:

Initial Funding Date: 08/17/2012

Financing

Funded Amount: 22,104.00
Drawn Thru Program Year: 22,104.00
Drawn In Program Year: 22,104.00

Description:

Annual payment on Section 108 loan used to acquire and rehabilitate the Sojourner House family shelter (10th of 11 annual payments).

Proposed Accomplishments

Actual Accomplishments

Number assisted:

Owner		Renter		Total		Person	
Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic

Initial Funding Date: 08/17/2012

Description:

Pre-development work (soft costs, planning, etc.) related to a capital project to relocate the existing Axis Community Health Center community clinic from its current location in downtown Pleasanton to a new site in north Pleasanton.

Financing

Funded Amount: 100,000.00
Drawn Thru Program Year: 2,550.50
Drawn In Program Year: 2,550.50

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2012
Project: 0004 - NEIGHBORHOOD SOLUTIONS / HOUSING REHAB PROGRAM
IDIS Activity: 257 - NEIGHBORHOOD SOLUTIONS / HOUSING REHAB PROGRAM

Status: Open
 Location: 3231 Vineyard Ave Pleasanton, CA 94566-6383

Objective: Provide decent affordable housing
 Outcome: Availability/accessibility
 Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 08/17/2012

Financing

Funded Amount: 24,048.00
 Drawn Thru Program Year: 12,938.90
 Drawn In Program Year: 12,938.90

Description:

Provision of loans and small grants to low-income Pleasanton homeowners to make needed improvements to their homes.

Proposed Accomplishments

Housing Units : 20

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	13	0	0	0	13	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	14	0	0	0	14	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	3	0	3	0
Low Mod	5	0	5	0
Moderate	6	0	6	0
Non Low Moderate	0	0	0	0
Total	14	0	14	0
Percent Low/Mod	100.0%		100.0%	

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2012
Project: 0006 - OPEN HEART KITCHEN / SENIOR HOT MEAL PROGRAM (RIDGE VIEW COMMONS)
IDIS Activity: 259 - OPEN HEART KITCHEN / SENIOR HOT MEAL PROGRAM

Status: Open
Location: 5200 Case Ave Pleasanton, CA 94566-3202

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Senior Services (05A) **National Objective:** LMC

Initial Funding Date: 08/17/2012

Financing
 Funded Amount: 25,000.00
 Drawn Thru Program Year: 16,977.00
 Drawn In Program Year: 16,977.00

Description:
 Provision of hot meals to low-income Pleasanton seniors through the Ridge View Commons senior housing dining room.

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	100	20
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	10	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	10	0

Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	25	5
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	145	25

Female-headed Households: 0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	5
Low Mod	0	0	0	125
Moderate	0	0	0	15
Non Low Moderate	0	0	0	0
Total	0	0	0	145
Percent Low/Mod	100.0%			

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
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2012 The project is progressing well. As of the end of January 2013, a total of 6,577 hot meals had been served to low and very low income seniors through the evening meal program at Ridge View Commons senior apartments. Meals are open to any seniors in the community and are combined with social activities.

PGM Year: 2012
Project: 0007 - OPEN HEART KITCHEN / REGIONAL FOOD STORAGE PROJECT
IDIS Activity: 260 - OPEN HEART KITCHEN / REGIONAL FOOD STORAGE PROJECT

Status: Completed 12/31/2012 12:00:00 AM Objective: Create suitable living environments
Location: 3333 Busch Rd Pleasanton, CA 94566-8455 Outcome: Availability/accessibility
Matrix Code: Public Facilities and Improvement National Objective: LMC
(General) (03)

Initial Funding Date: 08/17/2012

Financing
Funded Amount: 10,000.00
Drawn Thru Program Year: 10,000.00
Drawn In Program Year: 10,000.00

Description:
Soft and hard costs associated with the establishment of a regional food storage facility (freezerrefrigerator) for collaborative use by Tri-Valley agencies involved in food distribution activities benefitting low-income residents.

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

<i>Number assisted:</i>	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	857	400
Black/African American:	0	0	0	0	0	0	79	30
Asian:	0	0	0	0	0	0	230	100

American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	30	15
American Indian/Alaskan Native & White:	0	0	0	0	0	0	24	12
Asian White:	0	0	0	0	0	0	55	5
Black/African American & White:	0	0	0	0	0	0	10	5
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	15	0
Other multi-racial:	0	0	0	0	0	0	500	200
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	1,800	767

Female-headed Households: 0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	300
Low Mod	0	0	0	1,500
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	1,800
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2012	In July 2012, the Regional Food Storage Project was completed on the City of Pleasanton's Operations Service Center. The project involved the purchase and installation of three storage units (refrigerator, freezer, and dry storage) to provide storage space for nonprofit agencies involved in the distribution of food to low income households throughout the Tri-Valley area. Agencies participating in the collaborative included: Open Heart Kitchen (lead agency), Holy Cross Church (Livermore), Interfaith Sharing, Inc. (Livermore), St. Claire's Episcopal Church (Pleasanton), St. Raymond Parish (Dublin), Trinity Lutheran Church (Pleasanton), and Tri-Valley Haven (Livermore). Financial contributors included U.S. Dept. of HUD (CDBG funds from the cities of Pleasanton and Livermore), Open Heart Kitchen, Safeway Inc., and Measure A funds from Alameda County Supervisors Scott Haggerty and Nate Miley. The total budget for the project was \$116,973. The units are now installed and in use by the nonprofit collaborative.	
Total Funded Amount:		\$796,585.49
Total Drawn Thru Program Year:		\$630,561.21
Total Drawn In Program Year:		\$224,786.49