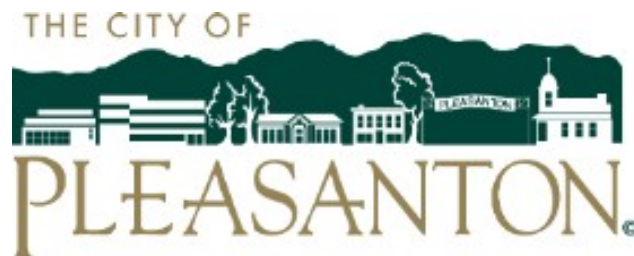


**FY 2020 - 2024**  
**CONSOLIDATED PLAN**  
**Housing and Community Development**  
**Strategic Plan**  
**Non-HOME Funds**

*includes*

**FY 2020 - 2021 Action Plan**



**Alameda County**  
**HOME Consortium**

***Public Review Period: June 15 - 19, 2020***

## Executive Summary

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

#### 1. Introduction

Alameda County Housing and Community Development Department (HCD) of the Alameda County Community Development Agency is the lead agency for the Alameda County HOME Consortium, which includes the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County, which includes the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the unincorporated areas of the County.

The HOME Consortium (referred to as the Consortium in this document) has adopted a five-year consolidated planning cycle starting July 1, 2020 through June 30, 2025, and has produced this Action Plan for the first year of that cycle (July 1, 2020– June 30, 2021) (FY20). This Consolidated Plan and Action Plan have been prepared for all jurisdictions in the Consortium. HCD coordinated the process with the assistance of community development and planning staff from each of the Consortium’s jurisdictions.

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

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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

##### Priority 1: Housing Needs

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

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

##### Priority 2: Homeless Needs

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

##### Priority 3: Supportive Housing Needs

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

##### Priority 4: Community Development Needs

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

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

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

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

An evaluation of FY18 activities was developed for public comment in September 2019. Accomplishments of FY18 activities were included in the FY18 CAPER that was released for public comment in early September 2019. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY19/20 will be completed in September 2020.

### **4. Summary of citizen participation process and consultation process**

Community participation is a very important part of the Consolidated Plan and Action Plan development process. The City maintains an active database of potential interested parties and uses it to send out notification of grant funding opportunities at the beginning of every application cycle (early December) which is also the beginning of the annual Action Plan (and Consolidated Plan) process. The list currently includes approximately 250 nonprofit agencies, individuals, and other interested parties. In addition, ads are placed in local newspapers (including the Pleasanton Weekly which is distributed to every household in Pleasanton) and on the City's web site. Interested parties have multiple opportunities to participate and provide input on the process starting with annual grant workshops in early December through the annual CAPER hearing held annually in August.

Per the waiver granted to the City of Pleasanton by HUD in order to contain the effects of the COVID-19 global health pandemic, the public comment period for the Consolidated Plan was not be for 30 days as statutorily required by HUD. Instead, the City has been permitted to hold a 5-day public comment period from June 15, through June 19, 2020. The City held a "virtual" public hearing on May 19, 2020, and there were no public comments received.

Another "virtual" public hearing was held on June 18, 2020 to take comments on the draft HOME Consortium Consolidated Plan. This meeting was held at the County's Community and Housing Development office in Hayward. Public Notices were placed in the following newspapers: Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald. The notice included provisions for how the disabled can access the meeting along with a detailed description of what is included in the Consolidated Plan. HCD staff presented the staff report regarding the Consolidated Plan. Committee members were provided the opportunity to ask questions of staff. The public was also provided an opportunity to make comments or ask questions, but there were no members of the public who attended the virtual meeting so there were no public comments received as well.

The draft Consolidated Plan was posted on the City's website. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public. Materials may also be made available in alternate formats upon request. In addition, as part of the Analysis of Impediments to Fair Housing Choice, a survey was sent out to all of the cities to distribute to interested parties. 3,296 people participated in the survey. Outreach also included three (3) community engagement meetings held in Berkeley, Oakland, and Hayward. These locations were chosen due to their proximity to the highest number of priority groups, including racial and ethnic minorities, people experiencing homelessness, people with disabilities, people residing in R/ECAPs, and people with limited English proficiency. Responses were received from people who live or work in all of the cities in the County.

Per the waiver granted to the City of Pleasanton by HUD in order to contain the effects of the COVID-19 global health pandemic, the public comment period for the Consolidated Plan will not be for 30 days as statutorily required by HUD. Instead, the City has been permitted to hold a 5-day public comment period from June 15 through June 19 2020. A public hearing will be held on June 18, 2020 to take comments on the draft HOME Consortium Consolidated Plan. This meeting will be held at the County's Community and Housing Development office in Hayward. Public Notices are placed in the following newspapers: Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald. The notice includes provisions for how the disabled can access the meeting along with a detailed description of what is included in the Consolidated Plan. At the public hearing, a sign-in sheet is circulated for attendance. HCD staff present the staff report regarding the Consolidated Plan. Committee members ask questions of staff, the public is then asked to make comments. Any comments are recorded in the meeting and will be listed below.

The draft Consolidated Plan will be distributed to all cities and main library branches in Alameda County, HUD, and any interested citizens, organizations, or agencies. The City will also post the draft and final plans on its web site. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public. Distribution will be the same as mentioned above as well as any requests made to HCD for a copy of the Consolidated Plan. Materials will also be made available in alternate formats upon request.

In addition, as part of the Analysis of Impediments to Fair Housing Choice, a survey was sent out to all of the cities to distribute to interested parties. 3,296 people participated in the survey. Outreach also included three (3) community engagement meetings held in Berkeley, Oakland, and Hayward. These locations were chosen due to their proximity to the highest number of priority groups, including racial and ethnic minorities, people experiencing homelessness, people with disabilities, people residing in R/ECAPs, and people with limited English proficiency. Responses were received from people who live or work in all of the cities in the County. Throughout the Consortium, most respondents indicated that homeless persons and lower income families had the highest level of need in the community. There is a significant need for housing and services for homeless individuals; emergency shelters for families and permanent, supportive and affordable housing are needed for homeless persons. Outreach for people living on the streets and in encampments is considered the service most needed to address the needs of homeless persons. Additionally, lower income families are also considered to have a high level of need for services in the community, and the services most needed are: 1) information and referral to services, 2) crisis intervention services, and 3) food and hunger-related services.

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

There were no public comments.

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

Not applicable.

## **7. Summary**

None.

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	PLEASANTON	
CDBG Administrator	PLEASANTON	City Manager / Housing Division
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1– Responsible Agencies**

### Narrative

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

### Consolidated Plan Public Contact Information

City of Pleasanton  
 Attn: Steve Hernandez, Housing Manager  
 200 Old Bernal Ave.  
 P.O. Box 520  
 Pleasanton, CA 94566-0802 925-931-5007  
[shernandez@cityofpleasantonca.gov](mailto:shernandez@cityofpleasantonca.gov)

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

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

The FY2020-2024 Consolidated Plan was prepared through consultation with other public and private entities. At the countywide level, the HOME Consortium Technical Advisory Committee (TAC), composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. Additional countywide consultation efforts are discussed in detail in the Alameda County section of the Consolidated Plan is an important document for the HOME Consortium.

Locally, information for Pleasanton's section of the Consolidated Plan was collected through consultation with a variety of entities:

The City's Human Services Commission (HSC) is appointed by the City Council and holds public meetings monthly on the first Wednesday of the month. The HSC provides the main public forum for discussion of a range of issues related to public services in Pleasanton and the Tri-Valley region. Of specific relevance to the Consolidated Plan were meetings held in August 2019 [for the annual CAPER review and discussion of priorities for the upcoming Housing and Human Services Grant (HHSO) process], February 2020 (discussion of the process for reviewing and evaluating applications for HHSO funding), and March 2020 (recommendation for HHSO funding for projects to be included in the next Action Plan).

The City's Housing Commission (HC) is also appointed by the City Council and holds public meetings monthly on the third Thursday of the month. The HC is similar to the HSC but focuses on housing-related projects and issues. In a Special Housing Commission meeting on April 30, 2020, the HC developed a recommendation for HHSO funding for housing-related projects and programs to be included in the next Action Plan.

The Pleasanton City Council served as the highest level decision making body for all matters related to the Consolidated Plan. The City Council holds public meetings twice monthly on the first and third Tuesday of the month. The City Council met on May 19, 2020, to: 1) review recommendations for HHSO funding from the HSC and HC for projects to be included in the next Action Plan and solicit public comments, and 2) formally approve the Consolidated Plan for FY 2020-2024 and the Action Plan for FY 2020-2021 for submission to HUD.

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

The City's General Plan Housing Element for the 2015-2023 planning period was adopted by the City Council on January 6, 2015. This recent Housing Element update process provided a significant opportunity for public input regarding goals, policies, and programs for the City's future housing development. The Housing Element process was conducted in collaboration with PMC, a consultant specializing in the preparation of local housing elements. The process involved two public community workshops, stakeholder consultations, and focus group meetings that took place throughout 2014. Stakeholder meetings involved participation from both non-profit and for-profit groups, including

Community Resources for Independent Living (CRIL), Neighborhood Solutions, Community Housing Developers, Citizens for a Caring Community, Sunflower Hill, the JRB Group, Tri-Valley REACH, Satellite Affordable Housing, MidPen Housing, ROEM Development Corporation, Ponderosa Homes, Habitat for Humanity, and local real estate representatives.

The City of Pleasanton collaborates with Livermore and Dublin to hold two annual grant kickoff meetings in early December. The City maintains an active database of potential interested parties and uses it to send out notification of grant funding opportunities at the beginning of every application cycle (early December). The list currently includes approximately 250 nonprofit agencies, individuals, and other interested parties. In addition, ads are placed in local newspapers (including the Pleasanton Weekly which is distributed to every household in Pleasanton) and on the City's web site. Representatives from approximately 60 agencies (primarily non-profit) and other interested parties attended the annual meetings held in December 2019 and were able to use these opportunities to learn and provide feedback regarding policies and programs of relevance to the Consolidated Plan.

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

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

EveryOne Home coordinates local efforts to address homelessness, seeks to maintain the existing service capacity, build new partnerships that generate greater resources for the continuum of housing, services, and employment, and establish inter-jurisdictional cooperation. EveryOne Home leverages substantial federal, state, and local resources for homeless housing and services, standardize data collection, and facilitate a year-round process of collaboration. EveryOne Home includes representation

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

The EveryOne Home plan is structured around three major goals: 1) preventing homelessness; 2) ensuring safer and more dignified conditions for those experiencing homelessness; and 3) increasing permanent homes.

In 2018, EveryOne Home updated that Plan now known as the Strategic Plan Update: Ending Homelessness in Alameda County. This Update recommends strategies and actions to reduce homelessness so that in five years no person without a permanent home would need to sleep outside. The Update focuses on 1) preventing homelessness; 2) ensuring safer and more dignified conditions for those experiencing homelessness; and 3) increasing permanent homes. The EveryOne Home Governance Charter memorializes how stakeholders govern the collective impact initiative to end homelessness and meet the federally-defined responsibilities of operating a HUD Continuum of Care as found in the Continuum of Care Program Rule at §578 and its related HUD rules, regulations and notices, direct the work of the backbone organization, and promote partnership and accountability among the various leadership bodies. EveryOne Home convenes stakeholders, develops policies for the housing crisis response system, and tracks outcomes through the following committees: EveryOne Home Membership, Leadership Board, Results Based Accountability, HUD CoC Committee, HMIS Oversight Committee, System Coordination Committee, and Youth Action Board. Stakeholders include people with lived experience, community advocates, service providers, County agencies, and City departments from the fields of housing, homelessness, social services, healthcare, criminal justice and others.

In 2019, EveryOne Home with the support of HUD technical assistance from Abt Associates is facilitating a community process for housing crisis response system modeling which will lead to a model of the optimal housing crisis response system in Alameda County with specific crisis and housing inventory recommendations. Leadership across the continuum are coordinating closely to design and implement an optimal system that will both address the crisis needs of people experiencing homelessness as well as their permanent housing needs. Community stakeholders have agreed to use the optimal model developed through the system planning process to guide strategic funding decisions for existing and new federal, state, and local resources.

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

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

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY20-FY24 ESG funding.



**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**See Table 2 – Agencies, groups, organizations who participated.**

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Alameda County Entitlement Jurisdictions
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local Regional organization Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alameda County and all of the cities in Alameda County meet to discuss regional issues affecting all jurisdictions and to coordinate consultations. Many neighborhood group were also consulted in preparing the Analysis of Impediments to Fair Housing Choice.
2	<b>Agency/Group/Organization</b>	Housing Authority of the County of Alameda
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	All Housing authorities in Alameda County (Oakland, Berkeley, City of Alameda, Livermore and Alameda County) participated in the planning and development of the Analysis of Impediments to Fair Housing Choice Plan.
3	<b>Agency/Group/Organization</b>	City of Livermore
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Human Services Needs Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The cities of Livermore and Pleasanton collaborated to conduct the Tri-Valley Human Services Needs Assessment in 2011. In 2013, Pleasanton used the results of the needs assessment to produce a strategic plan for implementation. Pleasanton also adopted a Human Services Needs Assessment Strategic Plan 14-16, a plan that was then updated as Human Services Needs Assessment Updated Strategic Plan 2018-2022.

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

Not applicable. Efforts were made to include as broad a group of community stakeholders as possible. No agency types

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	EveryOne Home	Drive the development of the homelessness activity goals.

**Table 1– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Pleasanton is a member of the Alameda County HOME Consortium, which consists of the Alameda County Housing and Community Development Department (HCD) as the lead agency and the following cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County, which includes the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the unincorporated areas of the County. Pleasanton met with the HOME Consortium members to coordinate planning efforts for the adoption of the Consolidated Planning cycle starting July 1, 2020 through June 30, 2025 and the Annual Action Plan for FY 2020-2021. Additionally, all of the HOME entitlement jurisdictions (Alameda County, Berkeley, and Oakland), meet to coordinate planning efforts.

Pleasanton will continue to partner with the Alameda County HOME Consortium, and other local governments, and as well as with State agencies to ensure full and complete implementation of the Consolidated Plan.

**Narrative**

Pleasanton's Human Services Needs Assessment Updated Strategic Plan 2018-2022 provided a re-assessment and update to the Human Services Needs Assessment Strategic Plan 14-16.

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

All aspects of programs administered by HCD are conducted with freedom of access for all interested persons. Citizens are encouraged to be involved in the development of programs offered by HCD including recommending program policies and funding, the five-year Consolidated Plan, Annual Action Plan, Substantial Amendments to the Consolidated/Action Plans, Consolidated Annual Performance and Evaluation Report, and the Community Participation Plan. Community participation is a very important part of the Consolidated Plan development process. Many organizations were contacted during the development period including homeless service providers, service clients, people-at-risk of homelessness and other special needs groups such as people with disabilities, frail elderly, or people with alcohol and/or other drug problems.

As described earlier, the City maintains an active database of potential interested parties and uses it to send out notification of grant funding opportunities at the beginning of every application cycle (early December) which is also the beginning of the annual Action Plan (and Consolidated Plan) process. The list currently includes approximately 250 nonprofit agencies, individuals, and other interested parties. In addition, ads are placed in local newspapers (including the Pleasanton Weekly which is distributed to every household in Pleasanton) and on the City's website. Interested parties have multiple opportunities to participate and provide input on the process starting with annual grant workshops in early December through the annual CAPER hearing held annually in August.

A pre-draft public hearing on the Consolidated Plan took place on January 14, 2020 at the Housing and Community Development Advisory Committee meeting. A public Hearing on the *Analysis of Impediments to Fair Housing Choice (AI)* took place on November 12, 2019 also at the Housing and Community Development Advisory Committee meeting. The purpose of the meetings was to present an overview of the Consolidated Plan and AI, and review and solicit input on the housing and community development needs in the HOME Consortium. No public comments were received.

Per the waiver granted to the City of Pleasanton by HUD in order to contain the effects of the COVID-19 global health pandemic, the public comment period for the Consolidated Plan was not be for 30 days as statutorily required by HUD. Instead, the City has been permitted to hold a 5-day public comment period from June 15, through June 19, 2020. The City held a "virtual" public hearing on May 19, 2020, and there were no public comments received.

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The 5-day public comment period for the Consolidated Plan will take place from June 15 - 19, 2020. A public hearing will be held on June 18, 2020 to take comments on the draft HOME Consortium Consolidated Plan. Public Notices are placed in the following newspapers: Alameda Times Star, Oakland Tribune,

Hayward Daily Review, Fremont Argus and the Tri-Valley Herald. Any comments are recorded in the meeting and will be listed below.

The draft Consolidated Plan will be distributed to all cities and main library branches in Alameda County, HUD, and any interested citizens, organizations, or agencies. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response / attendance</b>	<b>Summary of Comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
1	Public Hearing	Non-targeted / broad community	Six HCDAC members and four HCD staff	No comments were received	N/A	
2	Public Hearing	Non-targeted / broad community	Eight HOME Consortium members and one HCD staff	No comments were received	N/A	
3	Newspaper Ad	Non-targeted / broad community	Five local newspaper received notice of a 30-day public comment period and public hearing.			

**Table 2– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Pleasanton has experienced a population growth of more than 17% from the 2010 Census (70,285) to the Census population estimate of 82,372 as of July 2018. Overall increases in population require planning for new housing, as well as rehabilitation of existing housing stock and efforts to keep the existing housing stock affordable. The Alameda County HOME Consortium has conducted a Housing Needs Assessment, Housing Market Analysis and Homelessness Analysis to provide an overview of the current state of housing and homelessness within the HOME Consortium. The results are provided in the County's section of the Consolidated Plan. Additionally, Pleasanton has completed an update to its Human Services Assessment Strategic Plan 14-16.

The recent Great Recession, estimated for the period of 2008 through 2012, was an economic recession that substantially increased the number of households with cost burdens and other housing problems both nationally and statewide. While economic conditions have improved throughout Alameda County, the housing market recovery has been slow, resulting in continued housing need. Pleasanton has fared relatively well in terms of a lower rate of foreclosures and property value decline as compared to other cities in Alameda County. At the same time, Pleasanton's position at or near the top of housing costs (for both for-sale and rental housing) enhances challenges for its residents.

As with the County and greater Bay Area region, rental rates have increased significantly and rapidly in Pleasanton since 2010 based on the City's annual survey efforts as well as market data. Statistics available from the Bay East Association of Realtors ([www.bayeast.org](http://www.bayeast.org)) support a similar trend for ownership housing in Pleasanton as compared to other areas of the county and region.

The Consortium's housing needs center on cost burdening, affordability, and changing demographics. The Consortium's homeless needs center on identifying homeless populations and the resources currently available. Non-homeless special needs are included in the housing needs and non-housing community development needs. Additionally special needs populations are identified and current resources categorized.

### *COVID-19 Pandemic*

Lastly, the coronavirus disease 2019 (COVID-19), which was first identified in December 2019, is rapidly becoming not only a global health pandemic but a significant threat to the local, state, national, and global economies. Pleasanton is expeditiously assessing how to use federal CDBG funds to assist Pleasanton residents affected by COVID-19.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The collective results of a community survey and performance measures (discussed below) offer an informative perspective on how city resources are allocated and measured organizationally. The survey reflects the community's qualitative attitudes surrounding City services while the performance metrics issue a quantitative glimpse of the organization. These results feed into the City's Capital Improvement Program (CIP), which is a four-year financial plan for capital improvement projects identifying the capital needs required to maintain and expand public facilities and infrastructure such as streets, parks, and water and sewer systems. Most projects in the CIP are funded with local sources.

Additionally, the City must dedicate CDBG funds for annually (until FY 2033-2034) repaying the City's \$950,000 HUD Section 108 loan, which used to assist in the acquisition of the Axis Community Health Center in 2014, in accordance to HUD's 20-year repayment schedule.

### **How were these needs determined?**

In 2013 the City established a priority to initiate performance measures that would be assessed annually to measure progress and set meaningful targets for key service areas to the public such as public safety, dependable infrastructure, economic development, and library and recreation services. The goal is to measure against data from previous years and to set meaningful targets for key service areas. Targets are generally derived from approved general plans, master plans, as well as internal and external benchmarks and established industry standards. By measuring programs using a variety of data, the City can see how Pleasanton's present state relates to its past indicators and future goals and objectives.

### **Describe the jurisdiction's need for Public Improvements:**

See above.

### **How were these needs determined?**

See above.

### **Describe the jurisdiction's need for Public Services:**

The detailed results from the 2011 Tri-Valley Human Services Needs Assessment (discussed below) are available on the City's web site at <http://www.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=24607>.

Pleasanton's Human Services Needs Assessment Updated Strategic Plan 2018-2022 reassesses the City's Human Services Needs Assessment Strategic Plan 14-16.



## How were these needs determined?

In 2011, Resource Development Associates (RDA), a local consulting firm specializing in strategic planning and evaluation for local government and nonprofit entities, facilitated a broad-based community-driven assessment of human service needs in Eastern Alameda County (commissioned jointly by the Tri-Valley cities of Pleasanton, Livermore, and Dublin). The effort resulted in the adoption in late 2011 of the Tri-Valley Human Services Needs Assessment which identified strengths as well as gaps in human services in the Tri-Valley region (the full study is available on the City's web site at <http://www.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=24607>). In addition to multi-jurisdictional collaboration, the study involved several community surveys as well as direct consultation with a large number of nonprofit agencies, individuals, and other interested parties in a variety of settings and formats (e.g., key informant interviews, focus discussion groups, etc.). Agencies consulted included Child Care Links, Alameda County Public Health, WHEELS (local transit company), YMCA, County Welfare / Food Stamp Program, ECHO Housing, Senior Support of the Tri-Valley, County Behavioral Health, Abode Services, Easter Seals, Community Resources for Independent Living (CRIL), DCARA (Deaf Counseling, Advocacy, and Referral Agency), East Bay Innovations, Shepherd's Gate homeless shelter, Open Heart Kitchen, Axis Community Health, Tri-Valley Haven, Hayward, Day Labor Center, National Association on Mental Illness, Horizons Family Counseling, CAPE (Community Association for Preschool Education), Tri-Valley Housing Opportunity Center, local churches and faith-based groups, and others.

In 2014, the Pleasanton HSC adopted a Strategic Plan to provide an implementation strategy for addressing the needs identified in the study (<http://www.cityofpleasantonca.gov/pdf/HS-Strategic-Plan-2014.pdf>). Then in February 2019, the City adopted an Updated Strategic Plan for 2018-2022 to this Human Services Needs Assessment 14-16. The Strategic Updated Plan can be found at: <http://admin.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=34238>.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Incorporated in 1894, Pleasanton is a suburb in the San Francisco Bay Area located about 25 miles east of Oakland, and 6 miles west of Livermore. With a population of more than 82,000, Pleasanton is considered as one of the wealthiest mid-sized city in the nation.

The County of Alameda, as lead agency, and multiple participating jurisdictions—the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City, and the housing authorities for County of Alameda, Alameda, Berkeley, Livermore, and Oakland— formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) to update the Alameda County 2015 Analysis of Impediments to Fair Housing.

Since the 2008 Great Recession when home prices and rents significantly decreased, housing costs for ownership and rental units have rebounded dramatically. Per Zillow, the median home sales price in Alameda County has risen from approximately \$300,000 to nearly \$900,000 in less than 20 years. The median home sales price in Pleasanton is, in fact, higher at \$1,155,469 as of March 2020, according to Zillow. Meanwhile, the median rent countywide has risen an average of \$1,000 since 2010, which is a 55-percent increase in just a 9-year period. According to CoStar Research, as of March 2020, the average rent in Pleasanton is \$2,524, which is slightly lower than Dublin's \$2,558 average rent and but more than 17% higher than Livermore's \$2,148 average rent. Per the 2018 US Census American Community Survey (ACS) 5-Year Estimates, majority of Pleasanton residents (69.9%) are homeowners while 30.1% are renters. Household incomes vary greatly across Consortium jurisdictions. Pleasanton is the highest-income entitlement jurisdiction with a median household income of \$148,852 in 2018.

Lastly, as of March 2020, Pleasanton's vacancy rate is 4.6% which is this lower than the rate of 5.0 percent, which is generally viewed by housing economists as the level sufficient to provide adequate choice and mobility for households in the rental market. More recent anecdotal data indicate that the vacancy rate has likely decreased further during the past year. The extremely low vacancy rates throughout the Consortium indicate a tight rental housing market in Alameda County, where options for renter households are highly constrained.

# MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

## Introduction

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	321	45	1	0	-1
Arts, Entertainment, Accommodations	3,019	5,845	9	10	0
Construction	1,758	2,422	5	4	-1
Education and Health Care Services	4,264	7,094	13	12	-1
Finance, Insurance, and Real Estate	1,939	2,645	6	4	-2
Information	1,792	2,449	5	4	-1
Manufacturing	3,903	3,352	12	6	-6
Other Services	941	1,394	3	2	-1
Professional, Scientific, Management Services	6,854	17,066	21	28	7
Public Administration	0	0	0	0	0
Retail Trade	2,979	7,829	9	13	4
Transportation and Warehousing	788	642	2	1	-1
Wholesale Trade	1,901	4,266	6	7	1
Total	30,459	55,049	--	--	--

**Table 5 - Business Activity** Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

#### Labor Force

Total Population in the Civilian Labor Force	37,975
Civilian Employed Population 16 years and over	35,875
Unemployment Rate	5.51
Unemployment Rate for Ages 16-24	9.40
Unemployment Rate for Ages 25-65	3.84

**Table 6 - Labor Force** Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	16,495
Farming, fisheries and forestry occupations	1,005
Service	2,270
Sales and office	7,420
Construction, extraction, maintenance and repair	1,325
Production, transportation and material moving	1,115

**Table 7 – Occupations by Sector** Data Source: 2011-2015 ACS

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,310	50%
30-59 Minutes	10,520	32%
60 or More Minutes	5,665	17%
<b>Total</b>	<b>32,495</b>	<b>100%</b>

**Table 8 - Travel Time** Data Source: 2011-2015 ACS

### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	885	30	535
High school graduate (includes equivalency)	2,695	245	920
Some college or Associate's degree	6,870	535	1,745
Bachelor's degree or higher	20,410	740	4,910

**Table 9 - Educational Attainment by Employment Status** Data Source: 2011-2015 ACS

#### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	55	75	105	275	475
9th to 12th grade, no diploma	440	315	260	420	490
High school graduate, GED	1,395	905	730	2,225	2,335
Some college, no degree	1,830	1,185	1,285	3,800	2,310
Associate's degree	275	410	680	1,785	550
Bachelor's degree	985	2,505	4,055	8,580	2,320
Graduate or professional degree	75	1,350	3,480	6,095	1,275

**Table 10 - Educational Attainment by Age** Data Source: 2011-2015 ACS

#### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,935
High school graduate (includes equivalency)	41,909
Some college or Associate's degree	54,805
Bachelor's degree	84,932
Graduate or professional degree	112,029

**Table 11 – Median Earnings in the Past 12 Months** Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The city's economic base is driven by Information, Professional, Scientific, and Technical Services, and Advanced Manufacturing – which include the sub-industries of software, information technology, computer engineering, medical technology, and life sciences. The businesses within Pleasanton's Information, Professional, Scientific, and Technical Services, and Advanced Manufacturing sectors are inter-related and represent Pleasanton's specialization in knowledge-based industries that drive innovation – i.e., an economy with growth driven by industry sectors focused on the creation and production of breakthrough technologies and processes. As well, these sectors experience significant entrepreneurial activity and venture capital investments, that leads to the formation and growth of new companies in the city.

Of the 55,049 jobs in the city, 17,066 of the 55,049 jobs in the city are in these sectors. As of late 2019, there are approximately 63,000 jobs among all the companies in Pleasanton, many of which are seen as innovative in their fields and which account for much of the City's economic base. The sectors that have concentrated in Pleasanton – information technology, computer engineering, bio-medical research, and advanced manufacturing of medical devices – also generate jobs in other industries such that firms of all sizes and in a variety of sectors have demonstrated success in Pleasanton.

**Describe the workforce and infrastructure needs of the business community:**

Pleasanton is a highly-competitive employment center, with long term growth that has outpaced the Tri-Valley and East Bay. Despite a drop in employment during the economic downturn in 2009-2012 in Hacienda business park – the largest concentration of employment in Pleasanton and a bellwether for the City's economy – the city experienced a rapid recovery beginning in 2012 and continued job growth extending into early 2020. Pleasanton provides excellent accessibility to a diverse, well-educated and highly-skilled labor force as the city's location provides access to workers throughout the region – especially the East Bay and the Silicon Valley – via the I-580 and I-680 freeways, as well as offering commute options via BART and ACE trains. This accessibility allows for mobility of goods and workers, which is a primary consideration for employers. As well, Pleasanton offers high-quality business districts with diverse types and sizes of Class A office, Class B office, and flex space, often with supporting amenities and infrastructure. Office space in Pleasanton is generally much lower in cost than other core Bay Area locations that offer similar types of office products, which is an important asset to businesses across a range of industry sectors.

While Pleasanton's built environment offers many advantages for business development, because much of the City's housing and commercial space was built in auto-centric, low-density development patterns, the types of products currently offered are not in sync with changing employer and worker preferences. The existing employment centers are not well integrated with housing and retail, and some lack adequate data infrastructure. There is a need to provide the mixed-use, pedestrian-friendly, amenity-rich workplace districts integrating retail and housing that are increasingly sought by innovation-focused firms and workers.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Two major private development projects will have a significant impact on business and job growth. The implementation of the Johnson Drive Economic Development Zone will bring two new hotels and a Costco membership retail store to Pleasanton within the coming few years. The owner of Stoneridge Shopping Center has received approval for additional retail/restaurant space and is also pursuing approval to add multi-family housing to designated housing opportunity sites on the mall property. Combined, these projects will bring additional jobs to the city, primarily in the retail and hospitality sectors.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Pleasanton's largest employers, such as Oracle, Safeway, Roche Molecular Systems, Abbott, Veeva Systems, Ellie Mae, Thermo Fisher and Workday are economic anchors that attract talented and skilled employees and additional business activity through the growth of the supply chain network and the creation of new, related businesses. These companies also represent the majority of Pleasanton's 63,000+ jobs, and find a sufficient labor pool to meet demand. However, many retail, service and hospitality industry sector companies have difficulty in attracting and hiring workers given that many do not live in the city or Tri-Valley.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Among Pleasanton's local workforce development partners are:

- Tri-Valley Educational Collaboration (TEC) is a collaborative effort to prepared students for college and careers through a collaborative forum that evaluates and plans Career Technical Education articulation strategies through a regional effort among the education jurisdictional governing boards (i.e., school district boards).
- Tri-Valley Career Center offers resources for both job seekers and employers across all industries and professions.
- MANEX Consulting serves as strategic partner and planner for local manufacturing firms, to identify and create new sources of value or growth and enhance the skills and knowledge of the workforce with innovative training and development programs.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Pleasanton has a Council-adopted Economic Development Strategic Plan that is implemented by City Economic Development staff with input from the City's Economic Vitality Committee. Notably included among the priorities are current efforts to the expand Pleasanton's life sciences sector and to foster retail sector growth. Additionally, the City participates in regional business growth and development initiatives such as the i-GATE innovation hub, Innovation Tri-Valley, East Bay Economic Development Alliance of which have plans, programs and initiatives designed to foster economic growth in the region.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

As with the Consortium at large, the most common housing problem for low to moderate-income households in Pleasanton is cost burden. Renters struggle to afford rental rates and low-income homeowners (particularly single-parent households and seniors on fixed incomes) struggle to afford the cost of household maintenance and repairs. In the latter case, poorly-maintained homes lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. While the number and percentage of cost burdened households in Pleasanton is less than the average throughout the Consortium, the affordability gap is larger because Pleasanton has the highest rents and ownership housing costs within the entire region as noted earlier.

HUD Comprehensive Housing Affordability Strategy (CHAS) defines the four main "housing problems" as being 1) overcrowded housing conditions (with more than one person per room), cost burden (paying more than 30% of income toward housing costs, including utilities), 2) housing that lacks complete plumbing facilities, and 4) housing that lacks complete kitchen facilities. Additionally, HUD defines "severe housing problems" as being 1) severely overcrowded housing conditions (with more than one and a half persons per room), 2) severely cost burdened (paying more than 50% of income toward housing costs, including utilities), 3) housing that lacks complete plumbing facilities, and 4) housing that lacks complete kitchen facilities.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Alameda County overall has a diverse population with no one race comprising a majority in 2019, per QuickFacts from the U.S. Census Bureau as of July 2019. The population of Pleasanton is less diverse although the past decade has seen a trend toward greater diversity. White (non-Hispanic) persons account for 51.3% of the population (compared to 31.1% County-wide), while Asians represent 32.8% (31.8% County-wide). Hispanics and Latinos represent 9.3% of the population (22.4% County-wide). Black or African American persons represent 2% (11.2% County-wide), followed by smaller percentages of other races (e.g., Native American, Native Hawaiian / Pacific Islander), mixed race or other.

There are several methods recognized by HUD for defining areas of minority concentration. One method defines areas of minority concentration as census tracts where more than 50% of the population is comprised of a single ethnic or racial group. According to the Affirmatively Furthering Fair Housing mapping tool offered by HUD, there are no areas in the City of Pleasanton where there are concentrations of racial or ethnic minority households. Another way to define minority concentration is an area where the percentage of all minorities is at least 20% above the overall percentage for the Consortium-wide minority population percentage. Pleasanton also does not have any concentrations with regard to household income.

### **What are the characteristics of the market in these areas/neighborhoods?**

Not applicable.



**Are there any community assets in these areas/neighborhoods?**

Not applicable.

**Are there other strategic opportunities in any of these areas?**

Not applicable.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

This is not applicable as there are no low- and moderate-income neighborhoods in Pleasanton, according to the 2010 Census.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

See above.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Pleasanton recognized the State of California's efforts in combating climate change that have resulted in more frequent and higher intensity heat waves and wildfires, rising sea level, and declining snowpack.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The City adopted a Climate Action Plan in 2012 that provides a strategy to assist California in reducing greenhouse gas (GHG) emissions. The plan describes goals, supporting strategies, and specific ground actions to help the City achieve its goal of reducing GHG emissions to 1990 levels by 2020. The plan identifies transportation and residential, commercial, and industrial energy use as the primary sources of the City's GHG emissions.

California Assembly Bill 32 and Executive Order S-3-05, has established statewide GHG emission reduction targets of 40-percent below 1990 emission levels by 2030 and 80-percent below 1990 emission levels by 2050. Accounting for the new state laws, the Pleasanton City Council approved its 2019-2020 Work Plan which includes preparation of an updated Climate Action Plan (CAP 2.0). As with Pleasanton's 2012 Climate Action Plan, CAP 2.0 will continue to respond to the impacts of climate change through local actions that significantly reduces the City's greenhouse gas emissions as well as closes the gap between GHG emission reduction targets and Pleasanton's projected emissions.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Pleasanton's section of the HOME Consortium's Strategic Plan will identify the City's own priority needs and describe strategies that the City will undertake to serve the priority needs. The priorities were developed from the analysis in the Needs Assessment and Market Analysis, in addition to community input.

The housing needs strategy was developed by analyzing the characteristics of the housing market; particularly how the Consortium could use HOME and CDBG funds for rental assistance, production of new units, rehabilitation of existing units, and acquisition of existing units. The three Public Housing Agencies in the Consortium (Alameda County, City of Alameda and City of Livermore Housing Authorities) were consulted to develop the plan to meet the needs of public housing residents and public housing developments. The Alameda County Healthy Homes Department was consulted for strategies to evaluate and reduce lead-based paint hazards. EveryOne Home, Alameda County's Continuum of Care, was consulted for assistance in developing the plan for reducing and ending homelessness. These activities will primarily be funded with Emergency Solutions Grant, HOME Tenant-Based Rental Assistance and CDBG Funds.

The Consortium's Strategic Plan will estimate the HOME, CDBG and ESG resources that will be available to address the Consortium's priority needs. Pleasanton will report on its direct use of CDBG resources, while HOME and ESG resources are reported on a Consortium level.

**SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**  
**Geographic Area**

**Table 12 - Geographic Priority Areas**

<b>1</b>	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	[Not Applicable]
	<b>Other Target Area Description:</b>	[Not Applicable]
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

As an entitlement jurisdiction, Pleasanton receives Community Development Block Grant (CDBG) program funds from the U.S. Department of Housing and Urban Development for housing and community development activities. In order to receive its annual allocation of CDBG funds, Pleasanton prepares a Five-year Consolidate Plan to assess the City’s affordable housing and community development needs, to identify priority needs, and to outline the strategies for addressing these needs. As part of the Five-Year Consolidated plan, the City must prepare an annual Action Plan that provides a summary of the actions and activities that would address the priority needs identified. The priority needs and goals of the FY 2020-2024 Consolidated Plan are outlined in the “SP-28 Priority Needs Summary” and “SP-48 Goals Summary”.

The City has not established a specific target area to focus the investment of CDBG funds. The City will continue to fund programs that meet the national objectives of serving low- and moderate-income clientele (LMC) or low- and moderate-income housing (LMH), with each activity benefitting at least 51% low- and moderate-income individuals and families.

Additionally, the HOME Investment Partnership (HOME) funding is allocated to the jurisdictions within the Alameda County HOME Consortium on a formula basis. HOME funds are distributed throughout all parts of the HOME Consortium. All activities to be undertaken are intended and open to serve eligible households living in the Consortium.

**SP-25 Priority Needs - 91.415, 91.215(a)(2)**

**Priority Needs**

**Table 13 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	Housing Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing Needs - Affordable Rental Housing Housing Needs - Preservation - Owner Housing Needs - Preservation - Rental Housing Needs - First Time Homebuyer Housing Needs - Reduction of Housing Discrimination
	<b>Description</b>	<b>Goal 1:</b> Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair. <b>Goal 2:</b> Reduction of Housing Discrimination through provision of fair housing and landlord/tenant services.
	<b>Basis for Relative Priority</b>	

<b>2</b>	<b>Priority Need Name</b>	Homeless Needs
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homeless Needs
	<b>Description</b>	<b>Goal 1:</b> Use resources to end homelessness by funding and supporting homeless services programs.
	<b>Basis for Relative Priority</b>	

<b>3</b>	<b>Priority Need Name</b>	Supportive Housing Needs
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Supportive Housing Needs
	<b>Description</b>	<b>Goal 1:</b> Increase the availability of service enriched housing for persons with special needs by supporting the acquisition and new construction of housing units.
	<b>Basis for Relative Priority</b>	



<b>4</b>	<b>Priority Need Name</b>	Community Development Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Community Development Needs - Capital Improvements Community Development Needs - Economic Development Community Development Needs - Public Services
	<b>Description</b>	<b>Goal 1:</b> Make improvements, including ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers. <b>Goal 2:</b> Fund economic development, micro-enterprise and on-the-job training. <b>Goal 3:</b> Support public service programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in-crisis”.
	<b>Basis for Relative Priority</b>	The City will continue to make principal and interest payments for the \$950,000 HUD Section 108 Loan the City used to assist in the acquisition of the Axis Community Health Center in 2014, in accordance to HUD's 20-year repayment schedule ending in FY 2033-2034.

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin & Planning Economic Development Housing Public Improvements Public Services	\$342,214	\$0	\$0	\$342,214	\$342,214	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households / communities in the City of Pleasanton.

**Table 14- Anticipated Resources**

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

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

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

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

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

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

Not applicable.

**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
PLEASANTON	Government	Affordable Housing Ownership Rental Homelessness Non-homeless special needs Community Development public facilities neighborhood improvements public services Economic Development Planning	Region
Alameda County HCD	Government	Affordable Housing Ownership Rental Homelessness Non-homeless special needs Community Development public facilities neighborhood improvements public services Economic Development Planning	Region
EveryOne Home	Subrecipient	Homelessness Planning	Region
EDEN I&R	Non-profit organizations	Affordable Housing Ownership Rental Homelessness	Region
ECHO HOUSING	Non-profit organizations	Affordable Housing Ownership Rental	Region
Open Heart Kitchen	Subrecipient	Community Development public services	Region
Tri-Valley Haven	Subrecipient	Community Development public facilities public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Axis Community Health	Subrecipient	Community Development public facilities public services	Region
Sunflower Hill	Subrecipient	Community Development public facilities public services	Region
Spectrum Community Services	Subrecipient	Community Development public services	Region
Hively	Subrecipient	Community Development public services	Region
EDEN I&R	Non-profit organizations	Homelessness Public Housing Rental	Region

**Table 15 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

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

The Tri-Valley cities of Pleasanton, Livermore, and Dublin have a long-standing history of collaboration around housing and community issues as exemplified in the following joint efforts:

- The cities collaborate annually around the federal grant process, holding joint meetings for NOFA / application distribution, contract submission, subrecipient monitoring, and reporting. Staff have worked together to develop standard applications, contracts, and monitoring tools which have improved standardization and resulted in time and cost savings for cities as well as subrecipients. All three cities utilize the same on-line application system (ZoomGrants) which provides a further benefit and convenience to subrecipients.
- As noted earlier, the three cities collaborated on the completion of the Tri-Valley Human Services Needs Assessment in 2011. This multi-jurisdictional effort contributed toward the consistency of policies and programs throughout the subregion while still allowing a degree of independence to include local needs and priorities.
- The cities have collaborated on two Section 108 loans in order to secure federal funds in an amount larger than any one jurisdiction could support on its own. These funds were obtained in 2002 to acquire and rehabilitate a family crisis shelter and more recently in 2015 to construct a community medical clinic. Although one city had to serve as the lead agency (Livermore in 2002; Pleasanton in 2015), in both cases the cities entered into an agreement to share repayment of the loans.

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

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment & Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The County's section of the Consolidated Plan includes a detailed description of county-level stakeholders and services. Many of these provide direct services in Pleasanton and other East County jurisdictions.

Key stakeholders in Pleasanton include Axis Community Health (community clinics, public benefits coordination), Pleasanton Unified School District (student health programs), Tri-City Health Center (East County AIDS Advocacy), Tri-Valley Haven (food bank; domestic violence and family shelters), Open Heart Kitchen (family and senior food programs), Spectrum Community Services (meal delivery programs), ECHO Housing (housing counseling and tenant-landlord services), Abode Services (homelessness prevention), Legal Assistance for Seniors (free legal aid for seniors), Community Resources for Independent Living (disabled advocacy and support), East Bay Innovations (disabled advocacy and support), CALICO (child abuse intervention), Bay Area Community Services (mental and disabled services), and Eden Information and Referral (2-1-1 Alameda County information line).

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The service delivery system for persons experiencing homelessness is primarily coordinated at the County level. A detailed description of the network is included in the County's section of the Consolidated Plan. The City also contracts with Abode Services and CityServe to provide services to assist homeless individuals in Pleasanton. These agencies are funded through the City's Housing and Human Services Grant (HMSG) program.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between housing providers and service providers, particularly those addressing housing needs of the homeless and special needs populations. As described earlier, the cities of Pleasanton, Livermore, and Dublin have a long-standing history of collaboration on a variety of housing and community development matters, and the cities continue to build on this institutional structure.

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

Addressing gaps will continue to be a high priority for Pleasanton. The City will continue its efforts to

identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies. The City has streamlined and improved the process for selecting and funding housing and community development projects for its HOME and CDBG programs through the implementation in 2010 of its new Housing and Human Services Grant (HHSG) program which also uses a web-based grant management system (ZoomGrants). In addition, the City has participated in the larger homeless and special needs housing initiatives (the EveryOne Home Plan and the annual Continuum of Care funding process) to select priorities and projects for homeless and special needs funding, and may participate in more focused subregional efforts in the near future.



## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Table 17 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Needs - <i>Affordable Rental Housing</i>	2020	2024	Affordable Housing		Housing Needs		Rental units constructed: <i>50 Household Housing Unit</i>  Rental units rehabilitated: <i>50 Household Housing Unit</i>
2	Housing Needs - <i>Preservation - Owner</i>	2020	2024	Affordable Housing		Housing Needs		Homeowner Housing Rehabilitated: <i>10 Household Housing Unit</i>
3	Housing Needs - <i>Preservation - Rental</i>	2020	2024	Affordable Housing		Housing Needs		Rental units rehabilitated: <i>10 Household Housing Unit</i>
4	Housing Needs – <i>First Time Homebuyer</i>	2020	2024	Affordable Housing		Housing Needs		Direct Financial Assistance to Homebuyers: <i>5 Households Assisted</i>
5	Housing Needs - <i>Reduction of Housing Discrimination</i>	2020	2024	Affordable Housing		Housing Needs		Public service activities for Low/Moderate Income Housing Benefit: <i>50 Households Assisted</i>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homeless Needs	2020	2024	Affordable Housing Homeless		Homeless Needs		Homelessness Prevention: <i>10 Persons Assisted</i>
7	Supportive Housing Needs	2020	2024	Affordable Housing		Supportive Housing Needs		Other: <i>10 Other</i>
8	Community Development Needs - <i>Capital Improvements</i>	2020	2024	Non-Housing Community Development		Community Development Needs		Other: <i>5 Other</i>
9	Community Development Needs - <i>Economic Development</i>	2020	2024	Non-Housing Community Development		Community Development Needs		Other: <i>5 Other</i>
10	Community Development Needs - <i>Public Services</i>	2020	2024	Non-Housing Community Development		Community Development Needs		Public service activities other than Low/Moderate Income Housing Benefit: <i>500 Persons Assisted</i>

## Goal descriptions

1	<b>Goal Name</b>	Housing Needs - Affordable Rental Housing
	<b>Goal Description</b>	Promote the construction and preservation of affordable rental housing.
2	<b>Goal Name</b>	Housing Needs - Preservation - Owner
	<b>Goal Description</b>	Promote the preservation of single-family homes through rehabilitation or minor home repair.
3	<b>Goal Name</b>	Housing Needs - Preservation - Rental
	<b>Goal Description</b>	Promote the preservation of rental housing through minor home repair.
4	<b>Goal Name</b>	Housing Needs - First Time Homebuyer
	<b>Goal Description</b>	Provide direct financial assistance to income-eligible first time homebuyers.
5	<b>Goal Name</b>	Housing Needs - Reduction of Housing Discrimination
	<b>Goal Description</b>	Reduce Housing Discrimination through provision of fair housing and landlord/tenant services.
6	<b>Goal Name</b>	Homeless Needs
	<b>Goal Description</b>	Funding and supporting homeless services programs to end homelessness.
7	<b>Goal Name</b>	Supportive Housing Needs
	<b>Goal Description</b>	Increase the availability of service enriched housing for persons with special needs by supporting the acquisition and new construction of housing units.
8	<b>Goal Name</b>	Community Development Needs - Capital Improvements
	<b>Goal Description</b>	Make improvements, including ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, and to non-profit agency facilities. Make annual principal and interest HUD Section 108 Loan repayments.
9	<b>Goal Name</b>	Community Development Needs - Economic Development
	<b>Goal Description</b>	Fund economic development, micro-enterprise, and on-the-job training.
10	<b>Goal Name</b>	Community Development Needs - Public Services
	<b>Goal Description</b>	Support public service programs for low income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis".

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Sunflower Hill, a 31-unit affordable rental housing development for residents with developmental disabilities, is currently under construction. It is anticipated that this development would be fully constructed and leased up by the end of December 2020.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

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

### **How are the actions listed above integrated into housing policies and procedures?**

Actions to address lead poisoning and lead-based paint hazards are addressed routinely through ongoing application of the Uniform Building Code and by specific policies and procedures within the City's Housing Rehabilitation Program (HRP). Habitat for Humanity, the City's HRP administrator, is lead-certified and includes lead inspection for any properties where lead poisoning is a potential hazard.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Low income families have difficulty securing housing without income supports and/or housing assistance. Many times they also do not have additional income to pay for other needs such as food, child care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness.

The most commonly available anti-poverty strategies are implemented at the county level and are addressed in the County's section of the Consolidated Plan. The Section 8 certificate and voucher program for Pleasanton residents is currently coordinated through the Housing Authority of the County of Alameda (HACA). The City will consider supporting requests by residents of local senior apartment complexes to receive additional rent subsidies for seniors as opportunities arise.

Several years ago, the City established an Economic Vitality Committee to promote economic development in Pleasanton. The City's Economic Vitality Manager helps to coordinate the efforts of the Committee, which works closely with the Pleasanton Chamber of Commerce and the Pleasanton Convention and Visitors Bureau to promote increased economic development and community job retention. Due to a strong local economy in recent years, Pleasanton has had significant success in attracting new retail commercial, office, and industrial development to the City. Existing business and retail complexes have drawn significant new commercial development and have created new employment opportunities for residents and non-residents.

The City of Pleasanton's Housing Commission, with support from the City Council and Planning Commission, has aggressively pursued new affordable housing both for rental and ownership during the past several years through its Inclusionary Zoning Ordinance. The City has negotiated affordability agreements that have resulted in the approval of over 300 new below-market rent units (many at the very low income level) that have been built or will be built out over the next several years as part of over 2,000 new apartments in Pleasanton.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

A strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and groups overseeing these efforts on an inter-jurisdictional basis, particularly at the broader county level. These groups, including the HOME Consortium Technical Advisory Committee (TAC), the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the HOME Consortium. Non-housing community development programs within the Consortium have focused coordination on community development including infrastructure improvements, economic development, accessibility improvements or child care.

Locally, the Tri-Valley Housing Scholarship Program provides assistance on a small scale to promote self-sufficiency for persons who are in job training on the path to attaining living wage employment and stability. Additional county-level programs are addressed in detail in the County's section of the Consolidated Plan.

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

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

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Pleasanton will monitor progress on activities undertaken with HUD funds as part of its on-going performance monitoring procedures. This includes: bi-monthly meetings of the HOME Consortium Technical Advisory Committee where project progress is updated; monthly meetings of the City of Pleasanton Housing and Human Services Commissions, which provide citizen input on housing and public service policy and implementation in the City; and a semi-annual review of the progress of each subrecipient of federal (and local) funds, including the annual CAPER review. The City is committed to ensuring that the funds it administers are used for the intended beneficiaries as specified by local, state and federal regulations.

Pleasanton has adopted and put into operation procedures to monitor the operations of its programs. These procedures include: Public and City Council monitoring through public hearings and periodic reports to City Council; regular progress review meetings; staff evaluation; annual evaluation of priorities; submission of progress reports; periodic site visits and program evaluations; financial monitoring, record keeping, and reporting requirements; review of periodic project reports and invoicing and payment requests from outside agencies; and notification of non-compliance.

As noted earlier, all subrecipients of Pleasanton HHSG funds utilize a web-based system for applying, reporting, and invoicing. This relatively new tool has enhanced the City's ability to effectively and proactively monitor its grant recipients. In addition, staff from the cities of Pleasanton and Livermore conduct many monitoring visits jointly in cases where funding is provided to the same subrecipient for the same activity. This collaboration not only provides a significant benefit to the subrecipient (by requiring one instead of two separate monitoring visits), but enhances staff efficiency and effectiveness inasmuch as staff persons are able to support one another to ensure that the monitoring is comprehensive and thorough.

As a member of the Alameda County HOME Consortium, the City of Pleasanton will comply with statutory requirements required by the Community Development Block Grant Program, the HOME Program, and other federal funding programs (as applicable). These include but are not limited to: the National Environmental Policy Act, Fair Housing and Equal Opportunity, Affirmative Marketing, Accessibility, Section 3 of the Housing and Urban Development Act of 1968, Minority/Women's Business Enterprise outreach, labor requirements, contracting and procurement practices, the Lead-Based Paint Poisoning Prevention Act, and the Uniform Relocation Act. The City maintains standards and procedures to ensure long-term compliance with these requirements.



# FIRST-YEAR ACTION PLAN (FY 2020-2021 Annual Action Plan)

## Expected Resources

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

#### Introduction

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

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin & Planning Economic Development Housing Public Improvements Public Services	\$342,214	\$0	\$0	\$342,214	\$342,214	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households / communities in the City of Pleasanton.

**Table 18 - Expected Resources – Priority Table**

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

**Table 25 – Goals Summary**

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

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

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

### **Introduction**

This section of the Action Plan includes the programs and activities which the City of Pleasanton will carry out to implement its Housing and Community Development Strategic Plan during FY2020/2021.

This section describes individual activities to be funded with FY2020/2021 Community Development Block Grant (CDBG) funding. The City's use of HOME funding is addressed separately under the County's section of the Consolidated Plan.

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

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

For FY 2020-2021, the City is proposing to allocate its FY 2020-2021 CDBG funds in the following eligible funding categories: Public Services, Public Facilities, and General Administration.

### *COVID-19 Response*

The *Coronavirus Aid, Relief and Economic Security Act (CARES Act)* (Public Law 116-136), signed March 27, 2020, provide an additional \$5 billion in supplemental CDBG funding for grants to prevent, prepare for, and respond to the coronavirus (COVID-19) which has rapidly become a global health pandemic after the first outbreak in December 2019.

HUD's April 9, 2020 memorandum that transmits the *CARES Act Flexibilities for CDBG Funds Used to Support Coronavirus Response* Guide (Guide) eliminates the 15% regulatory cap on the amount of CDBG grant funds that can be used for public services activities. Pleasanton will take advantage of this flexibility on the public services cap and will allocate nearly 60% (\$204,491) of its CDBG allocation of \$342,214 for FY 2020-2021.

#	Project Name
1	Open Heart Kitchen – Senior Meals Program F20/21
2	Spectrum Community Services – Meals on Wheels
3	Hively – Community Closet
4	Tri-Valley Haven – Food Pantry
5	Tri-Valley Haven – Shiloh
6	Axis Community Health – Triage Call Nurse
7	Axis Community Health – Dental Care for Low Income Residents
8	Sunflower Hill – Horticultural Vocation Training for Developmentally Disabled
9	Sunflower Hill – Accessible Signage
10	CityServe of the Tri-Valley – Facility Build Out
11	City of Pleasanton Axis Section 108 Loan Repayment
12	City of Pleasanton Administration

**Table 20 – Project Information**

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

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

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Open Heart Kitchen - Senior Meals Programs FY20/21
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Public Services
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Open Heart Kitchen proposed to provide all free and reduced cost senior meal programs located at the Pleasanton Senior Center for lunch and at Ridgeview Commons (an affordable senior housing property) for dinner in FY 2020-2021.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Open Heart Kitchen is estimating to providing nutritional meals to 700 seniors in FY 2020-2021.
	<b>Location Description</b>	Meals are served five days a week. Lunch is served at the Pleasanton Senior Center located at 5353 Sunol Blvd. in Pleasanton. Dinner is served at Ridgeview Commons apartments located at 5200 Case Avenue in Pleasanton.
	<b>Planned Activities</b>	Open Heart Kitchen will be serving nutritional meals at the Pleasanton Senior Center during lunch from 11:45am - 1pm and at Ridgeview Commons during dinner time.

<b>2</b>	<b>Project Name</b>	Spectrum Community Services - Meals on Wheels
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Public Services
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$24,930
	<b>Description</b>	Spectrum plans to deliver 13,850 meals to 100 homebound, low-income seniors in Pleasanton in FY 2020-2021.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Spectrum will be delivering meals to 100 homebound, low-income Pleasanton seniors.
	<b>Location Description</b>	Spectrum will be delivering meals to homebound seniors throughout the City.
	<b>Planned Activities</b>	Spectrum will deliver 13,850 nutritional meals to 100 frail homebound, low-income seniors residing in Pleasanton.



<b>3</b>	<b>Project Name</b>	Hively - Community Closet
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Public Services
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	The Hively Community Closet offers new and gently-used items, such as clothing, shoes, baby items, books, toys, and housewares, to Pleasanton and Tri-Valley residents in need.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Hively Community Closet will serve 420 Pleasanton residents in need.
	<b>Location Description</b>	Hively is located at 6601 Owens Drive, Suite 100, Pleasanton, CA 94588.
	<b>Planned Activities</b>	The Hively Community Closet will provide new and gently-used items and provide them free of charge to Pleasanton residents in need.

<b>4</b>	<b>Project Name</b>	Tri-Valley Haven - Food Pantry
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Public Services
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Tri-Valley Haven Food Pantry provides food to low-income families and individuals, homeless, and "at risk of becoming homeless" Tri-Valley residents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Tri-Valley Food Pantry will serve 595 Pleasanton residents in FY 2020-2021.
	<b>Location Description</b>	418 Junction Ave, Livermore, CA 94551
	<b>Planned Activities</b>	The Food Pantry provides food to low-income families/individuals at its Livermore location and 2 Pleasanton mobile sites.

<b>5</b>	<b>Project Name</b>	Tri-Valley Haven – Shiloh
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Public Services
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$15,354
	<b>Description</b>	Tri-Valley Haven Shiloh is a 30-bed shelter with supportive services for survivors of domestic violence and their children. Shiloh is the only State-sanctioned domestic violence program and confidential emergency shelter serving the Tri-Valley area.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Tri-Valley Shiloh domestic violence shelter will serve 5 Pleasanton residents in FY 2020-2021.
	<b>Location Description</b>	The Tri-Valley Shiloh domestic violence shelter is in a confidential location.
	<b>Planned Activities</b>	Tri-Valley Shiloh domestic violence shelter has 30 bed for domestic violence survivors and their families. Shiloh also offers supportive services.

<b>6</b>	<b>Project Name</b>	Axis Community Health - Triage Call Nurse
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Public Services
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$13,195
	<b>Description</b>	Axis Community Health Triage Call Nurse program ensures that patients have phone access to a triage nurse to talk with about their health symptoms and to guide them in accessing treatment.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Axis Community Health Triage Nurse will assist 1,395 low-income Pleasanton residents seeking health care services.
	<b>Location Description</b>	Axis Community Health Clinic is located at 5925 W. Las Positas Blvd., Suite 100, Pleasanton, CA 94588.
	<b>Planned Activities</b>	Axis Community Health Triage Nurse program will provide phone access to low-income Pleasanton residents seeking health services.

<b>7</b>	<b>Project Name</b>	Axis Community Health - Dental Care for Low-Income Residents
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Public Services
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$13,000
	<b>Description</b>	Axis Community Health dental clinic provides preventative care and treatment services to low-income children, adults and seniors.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Axis Community Health dental clinic will provide dental services to 22 low-income Pleasanton residents in FY 2020-2021.
	<b>Location Description</b>	The dental clinic, located at 7212 Regional Street in Dublin, is staffed with two dentists, a hygienist, and support staff.
	<b>Planned Activities</b>	Axis Community Health dental clinic will provide preventative dental care and dental treatment services to low-income Tri-Valley residents, including Pleasanton residents.

<b>8</b>	<b>Project Name</b>	Sunflower Hill - Horticultural Vocational Training for Developmentally Disabled
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Public Services
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$31,680
	<b>Description</b>	The Sunflower Hill Horticultural Vocational Training is designed for adults with developmental disabilities to achieve greater independence and empowerment.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 Pleasanton residents with developmental disabilities would benefit from the Horticultural Vocational Training program.
	<b>Location Description</b>	Sunflower Hill Gardens at Hagemann Ranch is located at 455 Olivina Avenue in Livermore, California.
	<b>Planned Activities</b>	<p>Sunflower Hill's Horticultural Vocation Training program for residents with developmental disabilities is a hands-on curriculum at the Sunflower Hill Gardens at Hagemann Ranch. Program participants are able to achieve the following:</p> <ul style="list-style-type: none"> <li>• Working to stay focused on a task until completion;</li> <li>• Following step by step instructions and asking follow-up questions, as needed;</li> <li>• Executing against work activities discussed in circled time with activities in the field.</li> <li>• Practicing simple math, writing, and life science concepts as part of hands-on learning activities;</li> <li>• Improving social and communication with peers, Sunflower Hill staff, and volunteers;</li> <li>• Learning how food is grown; and</li> <li>• Harvesting, washing, packaging, and weighing food that is donated to local non-profit organizations.</li> </ul>

<b>9</b>	<b>Project Name</b>	Sunflower Hill - Accessible Signage
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Capital Improvements
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$16,907
	<b>Description</b>	Sunflower Hill will be purchasing and installing an assistive signage called a SmartBoard at Sunflower Hill at Irby Ranch, a 31-unit affordable rental housing community for residents with developmental disabilities. The SmartBoard is an interactive tool that has visual, auditory, and kinesthetic options for the Sunflower Hill residents to fully engage in the daily activities at Sunflower Hill.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The SmartBoard will assist the 29 residents at Sunflower Hill.
	<b>Location Description</b>	Sunflower Hill at Irby Ranch is located at 3701 Nevada Street, Pleasanton, CA 94566.
	<b>Planned Activities</b>	Sunflower Hill will purchase and install the SmartBoard for Sunflower Hill residents to use.

<b>10</b>	<b>Project Name</b>	CityServe of the Tri-Valley Facility Build Out
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Capital Improvements
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	CityServe of the Tri-Valley, which provides Crisis Intervention services to vulnerable Pleasanton residents, has contracted with the City of Livermore to relocate its main office and primary staff location at the Livermore Multi-Service Center. CityServe will need to build out and complete tenant improvements to the existing office space in order to ensure that the expanded space provides the opportunity and environment for CityServe staff to provide the best service possible to Pleasanton residents requesting services. The \$30,000 CDBG fund allocation provided is in addition to the \$53,024 allocated in FY 2019-2020.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CityServe estimates that once the facility build out process is completed, the new expanded office space would provide 621 Pleasanton residents seeking crisis intervention services.
	<b>Location Description</b>	The Livermore Multi-Service Center is located at 3311 Pacific Avenue, Livermore, CA 94550.
<b>Planned Activities</b>	CityServe is proposing to complete tenant improvements at the Livermore Multi-Service Center in order to accommodate its expanded services and staff.	



<b>11</b>	<b>Project Name</b>	City of Pleasanton Axis Section 108 Loan Repayment
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Capital Improvements
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$23,184
	<b>Description</b>	Annual installment for repayment in FY 2020-2021 (City of Pleasanton portion) of the \$950,000 Section 108 Loan from HUD for assisting in the acquisition of the Axis Community Health Clinic, in accordance to HUD's 20-year repayment schedule.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Section 108 loan repayment does not directly benefit Pleasanton and Tri-Valley residents, but Axis Community Health offers services from five sites, including the new clinic in the Tri-Valley area and serves more than 14,000 members of the community.
	<b>Location Description</b>	Axis Community Health Clinic is located at 5925 West Las Positas Blvd., Suite 100, Pleasanton, CA 94588.
	<b>Planned Activities</b>	The Section 108 loan repayment is in accordance with HUD's 20-Year Repayment Plan with a full term in FY 2033-2034.

<b>12</b>	<b>Project Name</b>	City of Pleasanton Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Needs - Affordable Rental Housing Housing Needs - Preservation - Owner Housing Needs - Preservation - Rental Housing Needs - First Time Homebuyer Housing Needs - Reduction of Housing Discriminatio Homeless Needs Supportive Housing Needs Community Development Needs - Capital Improvements Community Development Needs - Economic Development Community Development Needs - Public Services
	<b>Needs Addressed</b>	Housing Needs Homeless Needs Supportive Housing Needs Community Development Needs
	<b>Funding</b>	CDBG: \$67,632
	<b>Description</b>	General administration and oversight of the City of Pleasanton's CDBG program in FY 2020-2021.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	The Housing Division for the City of Pleasanton is located at 200 Old Bernal Avenue, Pleasanton, CA 94566.
	<b>Planned Activities</b>	City staff will administer the CDBG Program in accordance to HUD CDBG regulations.

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

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

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

**Geographic Distribution**

Target Area	Percentage of Funds
Citywide	100

**Table 21 - Geographic Distribution**

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

Geography was not used to determine funding allocation priorities.

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

### **Introduction**

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

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

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

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

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

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

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

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

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

Actions planned to reduce lead-based paint hazards are listed in Section SP-65 Lead-based Paint Hazards. As also explained in Section SP65, majority of the City's housing stock were built post-1978 and therefore are in generally good condition and unlike to be exposed to the lead.

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

Anti-Poverty Strategies and planned actions to reduce the number of poverty-level families are listed in SP-70 Ant-Poverty Strategic section.

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

The Workforce Investment Board emphasizes private sector, employer-driven job training programs. The Alameda County Self-Sufficiency Program is designed to operate as a single, integrated system for the delivery of work-first, employment focused services. It complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The Self-Sufficiency Centers provide employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans. The program encourages community partnerships to leverage and maximize funds, prevent duplication of service delivery, and develop the capacity of the community to sustain a safety-net for an expanding population.

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

Planned actions to develop institutional structure are listed in Section SP-40 Institutional Delivery Structure. The City will continue to collaborate and coordinate with public agencies, for profit and non-profit private organizations to critically contribute to the development of affordable housing, provision of social services, undertake capital improvements, and pursue economic development.

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

See above.

### **Discussion**

N/A

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

**Introduction**

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(I)(1)**

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

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

**Other CDBG Requirements**

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

**Discussion**

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> N/A
	<b>List the name of the organization or individual who originated the data set.</b> N/A
	<b>Provide a brief summary of the data set.</b> N/A
	<b>What was the purpose for developing this data set?</b> N/A
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> N/A
	<b>Briefly describe the methodology for the data collection.</b> N/A
	<b>Describe the total population from which the sample was taken.</b> N/A
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> N/A

## Citizen Participation Comments



### **Citizen Participation Plan and Process For HUD FY 2020-2024 Consolidated Plan & FY 2020-2021 Annual Action Plan**

In compliance with the City's Citizen Participation Plan, the City of Pleasanton provided its residents several opportunities to comment on the draft FY2020-2024 Consolidated Plan which includes the FY2020-2021 Annual Action Plan. Per the waiver granted to the City of Pleasanton by HUD in order to contain the effects of the COVID-19 global health pandemic, the public comment period for the Consolidated Plan was not be for 30 days as statutorily required by HUD. Instead, the City held a 5-day public comment period from June 15, through June 19, 2020. The City also opted to hold virtual meetings in lieu of in-person public hearings in order to comply with national and local social gathering requirements.

The City solicited public comments by:

- Publishing a Notice of Public Hearing for the May 19<sup>th</sup> virtual public hearing in a locally circulated newspaper *Valley Times* on May 9, 2020 (see ad proof).
- Posting the draft FY2020-2024 Consolidated Plan which includes the FY2020-2021 Annual Action Plan on the City's website from June 15<sup>th</sup> through June 19<sup>th</sup>, 2020. No public comments were received.
- Providing the website link of the draft FY2020-2024 Consolidated Plan which includes the FY2020-2021 Annual Action Plan to subrecipients, other agencies, and those on the City's CDBG distribution list.
- Holding a public hearing at the May 19, 2020 "virtual" City Council meeting to further solicit public comments and to review and approve the draft FY2020-2024 Consolidated Plan which includes the FY2020-2021 Annual Action Plan.
- Participating in another "virtual" public hearing held on June 18, 2020 to take comments on the draft HOME Consortium Consolidated Plan. This meeting was held at the Alameda County's Community and Housing Development office in Hayward. The public was provided an opportunity to make comments or ask questions, but there were no members of the public who attended the virtual meeting so there were no public comments received.

Instructions were provided to send written comments or inquiries to Steve Hernandez, Housing Manager, at [shernandez@cityofpleasantonca.gov](mailto:shernandez@cityofpleasantonca.gov) or at 925-931-5007.

The City did not receive any public comments on its draft FY2020-2024 Consolidated Plan which includes the FY2020-2021 Annual Action Plan.



**City of Pleasanton**  
**NOTICE OF PUBLIC HEARING**

On March 3, 2020 Governor Newsom proclaimed a State of Emergency as a result of the COVID-19 pandemic and subsequently issued Executive Order N-29-20 suspending provisions of the Brown Act allowing meetings via teleconferencing and members of the public to observe and offer comments telephonically or electronically. This meeting can be seen live on Channel 20 or the City's website at [cityofpleasantonca.gov/gov/council/granicus.asp](http://cityofpleasantonca.gov/gov/council/granicus.asp).

If you wish to speak on this item, please complete and submit a speaker card here or <https://forms.cityofpleasantonca.gov/1/1w1006> by 6:30 p.m. the day of the meeting, May 19.

**NOTICE OF PUBLIC HEARING**  
**FY 2020-2024 Consolidated Plan and FY 2020-2021 ACTION PLAN FOR THE CITY OF PLEASANTON**  
**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

The Pleasanton City Council will hold a virtual public hearing on May 19, 2020, at 7:00 p.m. The purpose of the public hearing is to review and receive comments from the City Council and the public regarding the submission of the FY 2020-2024 Consolidated Plan and FY 2019-2020 Annual Action Plan for the City of Pleasanton's federal Community Development Block Grant (CDBG) activity to the U.S. Department of Housing and Urban Development (HUD).

The Proposed FY 2020-2024 Consolidated Plan, which will update the existing FY 2015-2019 Consolidated Plan, identifies the City's housing and community development needs and the strategies to address these needs using CDBG funds. The Proposed FY 2020-2021 Annual Action Plan describes the projects to be funded with CDBG funds in the 2020-2021 fiscal year in order to implement the Consolidated Plan housing and community development strategies.

The City has been awarded \$342,214 in CDBG funds for fiscal year 2020-2021 covering July 1, 2020 through June 30, 2021. These funds will be used to carry out the housing and community development activities in the Annual Action Plan.

**Public Review**

Due to the COVID-19 pandemic, HUD has provided a waiver for the CDBG program and the Consolidated Plan requirements for public review. HUD has approved the City's waiver request to shorten the public comment period from 30 days to 5 days and to allow the virtual meetings in lieu of in-person public hearings in order to comply with national and local social gathering restrictions.

The 5-day comment period will begin on May 11, 2020 and will end on May 15, 2020 at 5pm.

The Draft FY 2020-2024 Consolidated Plan and FY 2020-2021 Annual Action Plan shall be available for review on the City's website at:  
<http://www.cityofpleasantonca.gov/resident/housing/grant/program.asp>.

Comments or inquiries may be submitted to Steve Hernandez, Housing Manager, at (925) 931-9057, or by e-mail to [shernandez@cityofpleasantonca.gov](mailto:shernandez@cityofpleasantonca.gov).

DATED: May 5, 2020  
Karen Diaz, City Clerk

**DR #6483146; May 9, 2020**

## **Attachments**

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


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

DocuSign Envelope ID: 9E66D7C8-EC75-4571-A8A3-D01D4EE9BCEC

OMB Number: 4040-0004  
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input type="checkbox"/> Application <input checked="" type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input type="checkbox"/> Continuation <input checked="" type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <div style="background-color: yellow; width: 100px; height: 15px;"></div> * Other (Specify): <input type="text"/>
* 3. Date Received: 11/09/2020	4. Applicant Identifier: CA62826 Pleasanton City	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: B20MC060050	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: CA62826 Pleasanton City		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000397	* c. Organizational DUNS: 0049397240000	
<b>d. Address:</b>		
* Street1:	P.O. Box 520	
* Street2:	(123 Main Street)	
* City:	Pleasanton	
* County/Parish:	Alameda	
* State:	CA: California	
* Province:	<input type="text"/>	
* Country:	USA: UNITED STATES	
* Zip / Postal Code:	94566-0802	
<b>e. Organizational Unit:</b>		
Department Name: City Manager	Division Name: Housing Division	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: Mr.	* First Name: Steve	<input type="text"/>
Middle Name: P	<input type="text"/>	
* Last Name: Hernandez	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: Housing Manager	<input type="text"/>	
Organizational Affiliation: City of Pleasanton	<input type="text"/>	
* Telephone Number: 925-931-5007	Fax Number: <input type="text"/>	
* Email: shernandez@cityofpleasantonca.gov	<input type="text"/>	

Application for Federal Assistance SF-424	
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <input type="text" value="C: City or Township Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p><b>* 10. Name of Federal Agency:</b></p> <input type="text" value="U.S. Department of Housing and Urban Development (HUD)"/>	
<p><b>11. Catalog of Federal Domestic Assistance Number:</b></p> <input type="text" value="14.218"/> <p>CFDA Title:</p> <input type="text" value="Community Development Block Grant (CDBG)"/>	
<p><b>* 12. Funding Opportunity Number:</b></p> <input type="text" value="14.218"/> <p>* Title:</p> <input type="text" value="Community Development Block Grant (CDBG)"/>	
<p><b>13. Competition Identification Number:</b></p> <input type="text"/> <p>Title:</p> <input type="text"/>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <input type="text"/> <p style="text-align: right;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </p>	
<p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <input type="text" value="Revised CDBG Application for FY 2020-2021 for the City of Pleasanton, California, per HUD's notification on 11/9/2020 that there had been an error in the formula calculations for the CDBG program."/>	
<p>Attach supporting documents as specified in agency instructions.</p> <p style="text-align: center;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </p>	

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant	10 * b. Program/Project 10
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>17. Proposed Project:</b>	
* a. Start Date:	07/01/2020 * b. End Date: 06/30/2021
<b>18. Estimated Funding (\$):</b>	
* a. Federal	342,162.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	342,162.00
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</b>	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
<b>Authorized Representative:</b>	
Prefix:	Mr. * First Name: Nelson
Middle Name:	
* Last Name:	Fialho
Suffix:	
* Title:	City Manager
* Telephone Number:	925-931-5004 Fax Number:
* Email:	nfialho@cityofpleasantonca.gov
* Signature of Authorized Representative:	<input type="text"/> * Date Signed: 12/7/2020
	

## ASSURANCES - CONSTRUCTION PROGRAMS

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

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

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

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

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


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

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Prescribed by OMB Circular A-102

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


SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Pleasanton	12/17/2020

SF-424D (Rev. 7-97) Back

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Change/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* Revision select appropriate letter: _____ One (Specify): _____
* 3. Date Received: 07/06/2020	* 4. Applicant Identifier: 000226 Pleasanton City	
* 5. Federal Entity Identifier: _____	* 6. Federal Award Identifier: B00H060000	
State Use Only:		
* 6. Date Received by State: _____	* 7. State Application number: _____	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: 000226 Pleasanton City		
* b. Employer/Contributor Identification Number (EIN/TIN): 94-9003397	* c. Organization DUNS: 00039720000	
<b>d. Address:</b>		
* Street: P.O. Box 500	_____	
* Street2: 1025 Main Street	_____	
* City: Pleasanton	_____	
* County/Parish: Alameda	_____	
* State: _____	CA, California	
* Zip Code: _____	_____	
* Country: _____	USA: U.S. FLAG 2019	
* Day Phone Code: 949-900	_____	
<b>e. Organizational Unit:</b>		
* Department Name: City Manager	* Division Name: Planning Division	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
* Prefix: Mr.	* First Name: Dillon	
* Middle Initial: J	_____	
* Last Name: Dillon	_____	
* Title: _____	_____	
* E-mail: dillon.dillon@cityofpleasanton.org	_____	
<b>g. Organizational Affiliation:</b>		
City of Pleasanton		
* Telephone Number: 925-932-2000	* Fax Number: _____	
* Email: dillon.dillon@cityofpleasanton.org		



<b>Application for Federal Assistance SF-424</b>		
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City of Pleasanton Government"/>		
Type of Applicant 2: Select Applicant Type <input type="text"/>		
Type of Applicant 3: Select Applicant Type <input type="text"/>		
* Other (specify): <input type="text"/>		
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development (HUD)"/>		
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="4.514"/>		
CFDA Title: <input type="text" value="Community Development Block Grant (CDBG)"/>		
* 12. Funding Opportunity Number: <input type="text" value="14-018"/>		
* Title: <input type="text" value="Community Development Block Grant (CDBG)"/>		
13. Competition Identification Number: <input type="text"/>		
* Title: <input type="text"/>		
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>		
* 15. Descriptive Title of Applicant's Project: <input type="text" value="CDBG Application for FY 2021 for the City of Pleasanton, California"/>		
Attach supporting documents as specified in agency instructions <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>		

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="00"/>	* b. Program/Project: <input type="text" value="00"/>
Attach or additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2020"/>	* b. End Date: <input type="text" value="06/30/2021"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="349,214.00"/>
* b. Applicant:	<input type="text" value="0.00"/>
* c. State:	<input type="text" value="0.00"/>
* d. Local:	<input type="text" value="0.00"/>
* e. Other:	<input type="text" value="0.00"/>
* f. Program Income:	<input type="text" value="0.00"/>
* g. TOTAL:	<input type="text" value="349,214.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on: <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes" provide explanation and attach:	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurance" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> "I AGREE	
<small>* The list of certifications and assurances or an internet site where you may obtain this list, is contained in the application or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Nelson"/>
Middle Name: <input type="text"/>	
Last Name: <input type="text" value="Pillitteri"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Manager"/>	
* Telephone Number: <input type="text" value="925-931-5004"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="nfillitteri@cityofpleasanton.ca.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="7/7/21"/>

ASSURANCES - CONSTRUCTION PROGRAMS

CMB Number: 4049-0008  
Expiration Date: 01/31/2019

This reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (2548-0042), Washington, DC 20503.

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

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

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


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs); to ensure proper planning management; and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not encumber, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame site receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4783) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900 Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dc-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Francis Edith Uzshis

Authorized Official Representative

Standard Form 4247 (Rev. 7-97)  
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (15 U.S.C. §§1501-1506 and 7324-7328) which limit the political activities of employees whose salaries and employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§37-383) regarding labor standards for federally-assisted construction subcontractors.
14. Will comply with flood insurance purchase requirements of Section 102(g) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) notification of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11735; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in flood plains in accordance with EO 11960; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-325); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 105 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§489a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1986 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations and policies governing this program.
20. Will comply with the requirements of Section 103(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subaward under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Pleasanton	DATE SUBMITTED 7/2/20

SI-424-J (Rev. 7-07) Back

## CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1989, and implementing regulations at 24 CFR Part 135.

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

  
 \_\_\_\_\_  
 Date

City Manager  
 Title

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR §1.105.

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

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

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

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

2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program years 2020 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 109 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

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

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

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

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

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

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

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

  
\_\_\_\_\_  
Date

City Manager  
Title



**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:


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

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

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

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

  
\_\_\_\_\_  
Signature/Authorized Official  
Nelson Falho

  
\_\_\_\_\_  
Date

City Manager  
Title

## APPENDIX TO CERTIFICATIONS

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

#### A. Lobbying Certification

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

#### B. Drug-Free Workplace Certification

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

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

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

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

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

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

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

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



Signature/Authorized Official  
Nelson Fialho



Date

City Manager  
Title